Karen Johnson Davidson County
Batch# 1055935 DEEDWARRSP
09/29/2023 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,735.04
20230929-0076770

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $739,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/31/26
(AFFIX SEAL)

MEGAN G. DEWEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Nicholas A. Sprau, Trustee, of the Nicholas A. Sprau Family Trust dated October 28,2009 13940 Highway 52 SE Chatfield ,MN 55923	NEW OWNER	082-12-3-C-002.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **HVH Five Points, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do hereby transfer and convey unto **Nicholas A. Sprau, Trustee, of the Nicholas A. Sprau Family Trust dated October 28,2009**, hereinafter called GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of LOCKEWOOD NEILL, formerly known as HOMES AT 121 NEILL AVENUE, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160517-0049296 and Instrument No. 20170403-0032504, as amended in Instrument No. 20170403-0032503, Instrument No. 20200422-0042278, Instrument No. 20210212-0020501 and Instrument No. 20221019-0114139, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to HVH Five Points, LLC, a Tennessee limited liability company by Warranty Deed dated 08/15/2022 from MN9, LLC, a Tennessee limited liability company of record in Instrument No. 20220817-0093191, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Matters shown on plats of record in Chancery Book 2, Page 100 and Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee.
DCCRs for Lockewood Neill formerly known as Homes at 121 Neill Avenue of record in Instrument No. 20160517-0049296 and Instrument No. 20170403-0032504, as amended in Instrument No. 20170403-0032503, Instrument No. 20200422-0042278, Instrument No. 20210212-0020501 and Instrument No. 20221019-0114139, Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20230605-0042385, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 121 Neill Ave Unit B, Nashville, TN 37206

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 29th day of September, 2023.

HVH Five Points, LLC, a Tennessee limited liability company

BY: Kim Hicks
Kim Hicks, Authorized agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Kim Hicks, with whom I am personally acquainted (or proved to me her identity on the basis of satisfactory evidence), and who proved herself to be the Authorized Agent of HVH Five Points, LLC, a Tennessee limited liability company, and who being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 29th day of September, 2023.

Notary Public

My Commission Expires: 4-12-27

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 29th day of Sept, 2023

K. Thomas Sidwell
Date: 9-29-23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 29th day of Sept, 2023

Notary Public
My Commission Expires: 1-21-26

