Karen Johnson Davidson County
Batch# 1087172 DEEDWARRSP
12/29/2023 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $3,294.85
20231229-0100297

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $890,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

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).
Stacey Hagenbush 107 Honeywine Street Nashville, TN 37206	Legacy Home Loans, LLC dba Steadfast Mortgage, 1036 Stearman Dr., Ste. 6, White House TN 37188	083-11-0-P-020.00CO

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 Shelby Green, 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 **Stacey Hagenbush, unmarried woman**, hereinafter called GRANTEE(S), their heirs 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. 20, on the plan of SHELBY GREEN, 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. 20220621-0070174, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to HVH Shelby Green, LLC, a Tennessee limited liability company by Quitclaim Deed from Harpeth Valley Homes, LLC, a Tennessee limited liability company dated 12/01/2023 of record in Instrument No. 20231201-0092823, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Matters shown on plats of record in Plat Book 1130, Page 34, Instrument No. 20220512-0055043, Register's Office for Davidson County, Tennessee.
DCCRs for Shelby Green of record in Instrument No. 20220621-0070174, Register's Office for Davidson County, Tennessee.
Charter of Shelby Green HOA of record in Instrument No. 20220420-0045907, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 3569, Page 424, Register's Office for Davidson County, Tennessee.
Agreements for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 4006, Page 747, Book 4006, Page 751, Register's Office for Davidson County, Tennessee.
Easements Deed to Quest Communications of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.
Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20201216-0148650 and Instrument No. 20201216-0148653, Register's Office for Davidson County, Tennessee.
Public Access Easement of record in Instrument No. 20210406-0044801, 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 ☒ 107 Honeywine Street, 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 heirs 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 27th day of December, 2023.

HVH Shelby Green, LLC, a Tennessee Limited Liability Company

BY: _____
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 Shelby Green, 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 27th day of December, 2023.

_____
Notary Public

My Commission Expires: 4/12/27



RETURN TO:
Carney Title
400 Overbeck Lane
Ste 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** do hereby make oath that I am a licensed attorney and/or the 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 this the 27 day of December, 2023.

Affiant Signature
Date 12/27/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

