Karen Johnson Davidson County
Batch# 1091648 DEEDWARR
01/22/2024 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,375.40
20240122-0003293

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $642,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-07-26
(AFFIX SEAL)

KIMBERLY D. HICKS NOTARY PUBLIC WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
HVH Hydes, LLC, a Tennessee Limited Liability Company	New Owner	069060C03300CO 069060C03400CO
(NAME) P.O. Box 314	(NAME)	PORTION OF 069060C03500CO 069060C03600CO
(ADDRESS) Thompsons Station, TN 37179	(ADDRESS)	069060C03700CO 069060C03800CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Green Trails, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **HVH Hydes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 33 thru 38, on the FINAL PLAT, EATON'S CREEK, of record in Instrument No. 20231108-0087538, 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 Green Trails, LLC by Warranty Deed dated 09/18/2015 from Jackson Street Missionary Baptist Church of record in Instrument No. 20150922-0096451, Register's Office for Davidson County, Tennessee. ***(as to a portion of Parcel 069-00-0-111.00)***

AND further being part of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company by Warranty Deed dated 09/30/2015 from Antonio B. Starks, a married man of record in Instrument No. 20151005-0100820, Register's Office for Davidson County, Tennessee. ***(as to Parcel 069-00-0-120.00)***

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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☒
This is improved ☐ 4269 Ashland City Highway, Lots 33-38 Eaton Creek, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Matters shown on plat of record in Instrument No. 20231108-0087538, Register's Office for Davidson County, Tennessee. Declaration of Covenants, Conditions and Restrictions for Eaton's Creek of record in Instrument No. 20230811-0062241, Register's Office for Davidson County, Tennessee. Charter for Eaton's Creek HOA of record in Instrument No. 20230804-0060581, Register's Office for Davidson County, Tennessee. Communications, Access and Utilities Easements in Instrument No. 20090209-0011109, Register's Office for Davidson County, Tennessee. Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20161103-0116388 and Instrument No. 20220613-0066985, Register's Office for Davidson County, Tennessee. Easement for the flow of Whites Creek. Rights-of-way for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

Effective the 16 day of January, 2024.

Green Trails, LLC, a Tennessee Limited Liability Company

By: _____
Kevin Estes, as Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Kevin Estes, with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a as Secretary (or other officer authorized to execute the instrument) of Green Trails, LLC, a Tennessee Limited Liability Company, the within named bargainor, a Tennessee limited liability company, and that as such Member executed the foregoing instrument for the purposees therein contained, by signing the name of the limited liability company by himself/herself as a Member.

Witness my hand and seal, at office, this 16 day of January, 2024.

_____
Notary Public

My Commission Expires: 1-21-26



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 16 day of January, 2024.

K. Thomas Sidwell
Date: 1-16-24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 16 day of Jan, 2024.

Notary Public
My Commission Expires: 1-21-26

