Karen Johnson Davidson County
Batch# 1107670 DEEDWARRSP
03/06/2024 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20240306-0015484

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2024. Notary Public MY COMMISSION EXPIRES: 11/31/26 (AFFIX SEAL)

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).
Sean P. Gierich and Paul Marcum 121 Neill Ave# H Nashville, TN 37206	NEW OWNER	082-12-3-C-008.00 CO

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 **Sean P. Gierich and Paul Marcum, a married couple**, 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. H, 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:
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 ☒ property known as 121 Neill Ave# H, 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 5th day of March, 2024.

HVH Five Points, LLC, a Tennessee limited liability company

BY: _____
Kim Hicks, Authorized agent

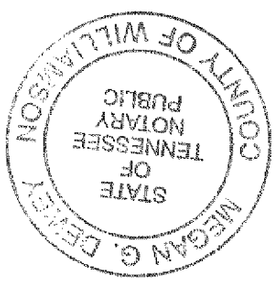
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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, upon oath, acknowledged herself to be a Authorized Agent (or other officer authorized to execute the instrument) of HVH Five Points, 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 herself as a Member.

Witness my hand and seal, at office, this 5th day of March, 2024.

_____
Notary Public

My Commission Expires: 1/31/26



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 5th day of March, 2024.

K. Thomas Sidwell
Date: 3-5-24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 5th day of March 2024

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

