Karen Johnson Davidson County
Batch# 1116968 DEEDWARRSP
04/01/2024 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20240401-0022410

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 8/10/25
(AFFIX SEAL)

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).
John- Morgan Correll 2011 Scott Ave #A Nashville, TN 37206	NEW OWNER	072-14-0-E-002.01CO

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 Ventures, 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 **John- Morgan Correll, a single man**, 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. 2011A, on the plan of 2011 SCOTT 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. 20220722-0084040, as amended in Instrument No. 20240307-0016055, 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 Ventures, LLC, a Tennessee limited liability company by Warranty Deed dated 07/21/2022 from heirs at law of Susie Mae Beach of record in Instrument No. 20220722-0084037, as corrected in Instrument No. 20220915-0102864, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Matters shown on plat of record in Plat Book 4060, Page 195 (Lot 13A Belle Forest), Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220722-0084040, as amended in Instrument No. 20240307-0016055, Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20231212-0095776, 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 2011 Scott Ave #A, 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 29th day of March, 2024.

HVH Ventures, LLC, a Tennessee Limited Liability Company

BY: _____
Kim Hicks, Authorized Agent

STATE OF TENNESSEE

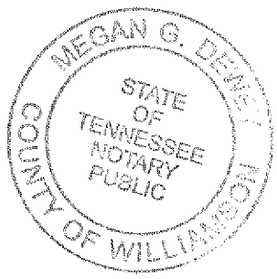
COUNTY OF WILLIAMSON

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 Ventures, LLC, a Tennessee Limited Liability Company, the within named bargainor, a Tennessee limited liability company, and that as such Authorized Agent executed the foregoing instrument for the purposees therein contained, by signing the name of the limited liability company by herself as a Authorized Agent.

Witness my hand and seal, at office, this 29th day of March, 2024.

_____
Notary Public

My Commission Expires: 1/31/28



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 March, 2024.

K. Thomas Sidwell
Date: 3-29-24

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 29th day of March, 2024.

Notary Public
My Commission Expires: 1-21-26

