Karen Johnson Davidson County
Batch# 1118210 DEEDWARRSP
04/03/2024 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20240403-0023383

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

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00.

X William R. Walker III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:
(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).
William R. Walker, III 2011-B Scott Avenue Nashville, TN 37206	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	072-14-0-E-001.01CO

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 **William R. Walker, III, an unmarried 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. 2011B, 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:

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-B Scott Avenue, 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

Kim Hicks, Authorized Agent

STATE OF TENNESSEE

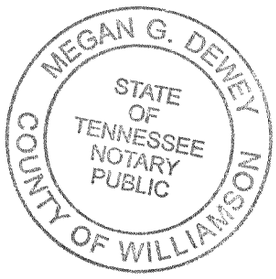
COUNTY OF WILLIAMSON

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 Ventures, 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 March, 2024.

Notary Public

My Commission Expires: 11/3/26



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

True Copy Certification

I, **Pam Autry,** 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 29th day of March, 2024.

Affiant Signature

Date 4/1/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

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