Karen Johnson Davidson County
Batch# 1145085 DEEDWARRSP
06/10/2024 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20240610-0043194

SPECIAL WARRANTY DEED

STATE OF Virginia
COUNTY OF Fairfax

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00.

Leslie M Magliocchetti
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 31 Aug 2024
(AFFIX SEAL)

LINA SIRAJEDDIN
Notary Public
Commonwealth of Virginia
Registration No. 7865990
My Commission Expires Aug 31, 2024

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).
Leslie A. Magliocchetti and Mark Magliocchetti 110 Honeywine Street Nashville, TN 37206	Leslie + Mark 110 Honeywine Street Nashville, TN 37206	083-11-0-P-006.00CO

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 **Leslie A. Magliocchetti and Mark Magliocchetti, married**, 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. 6, 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 Special Warranty Deed dated 03/30/2023 from Eastland Ventures, LLC, a Tennessee limited liability company of record in Instrument No. 20230403-0023625, 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 ☒ property known as 110 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 6th day June, 2024.

HVH Shelby Green, LLC, a Tennessee limited liability company

By Harpeth Valley Homes LLC
As its Sole Member

By: Jay Hosay, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared Jay Hosay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an Authorized Agent of HVH Shelby Green, LLC, the within named bargainor, a limited liability company, and that Jay Hosay as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Authorized Agent.

Witness my hand and seal, this 6th day of June, 2024.

Notary Public
My Commission Expires: 1-21-24

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Return to:
Kensington Vanguard National Land Services LLC
41 Madison Avenue , 21st Floor
New York, NY 10010

Tennessee Certification of Electronic Document

I, Jonathan Keppel, 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 June 6, 2024 (date of document).

Jonathan Keppel
Affiant Signature

June 6, 2024
Date

State of New York

County of New York

Sworn to and subscribed before me this 6th day of June, 2024.

Lia Capozzi
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6357557
Qualified In Suffolk County
My Commission Expires 04-24-2025