Karen Johnson Davidson County
Batch# 1154155 DEEDWARRSP
07/03/2024 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20240703-0050424

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 6-3-28
(AFFIX SEAL)

KRISTINA MARTINEZ
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).
HVH Hydes, LLC, a Tennessee Limited Liability Company P.O. Box 314 Thompsons Station, TN 37179	HVH Hydes, LLC, a Tennessee Limited Liability Company P.O. Box 314 Thompsons Station, TN 37179	069060C02600CO, 069060C02500CO, 069060C02400CO, 069060C02300CO, 069060C02200CO and 069060C02100CO

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, **Willow Branch Partners, 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 **HVH Hydes, LLC, a Tennessee Limited Liability Company**, hereinafter called GRANTEE(S), their successors 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 Lot Nos. 21, 22, 23, 24, 25, 26, on the FINAL PLAT, EATON'S CREEK, now known as HYDES LANDING, 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 Willow Branch Partners, LLC, a Tennessee Limited Liability Company by Warranty Deed dated 01/16/2024 from Green Trails, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20240122-0003289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
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, now known as Hydes Landing, of record in Instrument No.
20230811-0062241, Register's Office for Davidson County, Tennessee.
Charter for the Homeowners Association of record in Instrument No. 20230804-0060581, as amended in Instrument No. 20240506-0032859,
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, and Instrument No. 20240319-0018988, 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 112 Valentine Aly, Nashville, TN 37218, 114 Valentine Aly, Nashville, TN 37218, 116 Valentine Aly, Nashville, TN 37218, 118 Valentine Aly, Nashville, TN 37218, 120 Valentine Aly, Nashville, TN 37218 and 122 Valentine Aly, Nashville, TN 37218.

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 successors 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 2nd day of July, 2024.

Willow Branch Partners, LLC

BY: _____
Kim Hicks, 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 Kim Hicks, 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 Willow Branch Partners, LLC, the within named bargainor, a limited liability company, and that Kim Hicks 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 2nd day of July, 2024.

_____
Notary Public
My Commission Expires: 6-3-28



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 2nd day of July, 2024.

K. Thomas Sidwell
Date: 7-2-24

STATE OF TN
COUNTY OF Williamson

Sworn to and subscribed before me this 2nd day of July, 2024.

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

