Karen Johnson Davidson County
Batch# 1160156 DEEDQC
07/22/2024 11:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240722-0054643

****This Quitclaim Deed was prepared from information furnished from the Grantor****

**PREPARED BY:**
*Phoenix Title Services, LLC*
*121 First Avenue South, Suite 200*
*Franklin, TN 37064*

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is **$0.00.**

AFFIANT

Subscribed and sworn to before me this 19th day of July, 2024.

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NOTARY PUBLIC
My Commission Expires: 6-3-28

ADDRESS OF NEW OWNER:
HVH Ridgecrest, LLC
P.O. Box 316
Thompsons Station, TN 37179

SEND TAX BILLS TO:
SAME

Map/Parcel:
126-16-0-B-036.00CO

---

## QUITCLAIM DEED

---

**KNOW ALL PERSONS BY THESE PRESENTS** that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **HARPETH VALLEY HOMES, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, hereby remises, releases and quitclaims unto **HVH Ridgecrest, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, all of the Grantor's rights, titles and interests in and to real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

**WITNESS** our hands this 19th day of July, 2024.

**Harpeth Valley Homes, LLC**

Kim Hicks

By: Kim Hicks
Its: 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 the Authorized Agent of Harpeth Valley Homes, LLC, a Tennessee Limited liability Company the within named bargainor, a company, and that as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 19th day of July, 2024.

Notary Public
My Commission Expires: 6-3-28



**Exhibit "A"**

Land in Davidson County, Tennessee, being Unit No. 36, RIDGECREST AT RIVERWALK, A TOWNHOUSE PLANNED UNIT DEVELOPMENT (HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS), as established by Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220303-0024486, as amended in Instrument No. 20220713-0080246, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Harpeth Valley Homes, LLC, a Tennessee limited liability company by Warranty Deed dated 03/08/2024 from Real Estate Solutions Group, LLC, a Tennessee limited liability company of record in Instrument No. 20240313-0017423, Register's Office for Davidson County, Tennessee.

# 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 19th day of July, 2024.

K. Thomas Sidwell
Date: 7-19-24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 19th day of July, 2024.

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

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY