Karen Johnson Davidson County
Batch# 1194246 DEEDWARRSP
10/16/2024 02:43:30 PM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20241016-0080309

SPECIAL WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00. *Affiant* Subscribed and sworn to me on October 15, 2024. NOTARY PUBLIC My commission expires: 6-3-28

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #37070

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
HVH Shelby Green, LLC, a Tennessee limited liability company P.O. Box 314 Thompsons Station, TN 37179	SAME ADDRESS AS NEW OWNER	083-11-0P-011.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Eastland Ventures, LLC, a Tennessee limited liability company, **"GRANTOR",** has bargained and sold, and by these presents do transfer and convey unto HVH Shelby Green, LLC, a Tennessee limited liability company, **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 11 of Shelby Green, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee along with all related Private Elements, Common Elements, and Limited Common Elements, and described in a Declaration of Covenants, Conditions and Restrictions for Shelby Green, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220621-0070174, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive

covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Shelby Green, a Horizontal Property Regime with Private Elements, contained in said Declaration as well as the Site Plan and Bylaws filed as Exhibit "B" and Exhibit "C", respectively, to said Declaration are incorporated by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units, Private Elements, Common Elements, and Limited Common Elements.

Being a portion of the same property conveyed to Eastland Ventures, LLC, a Tennessee limited liability Company, by deed from Southern Exchange and Acquisitions, Inc., as trustee for Main Street Land Trust, of record in Instrument No. 20210621-0083026, dated June 18, 2021, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. 2024 Davidson County taxes which have been paid prorated by the parties and assumed by the Grantee;
2. Matters shown on the Plan of record in Plat Book 1130, page 34, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewer Easement of record in Book 3569, page 424, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4006, page 747, said Register's Office.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4006, page 751, said Register's Office.
6. Easement by Court Order of record in Instrument No. 20120228-0017172, said Register's Office.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20201216-0148650, said Register's Office.
8. Public Access Easement of record in Instrument No. 20210406-0044801, said Register's Office.
9. Matters shown on the Plan of record in Instrument No. 20220512-0055043, said Register's Office.
10. Declaration of Covenants, Conditions, and Restrictions for Shelby Green, a Horizontal Property Regime with Private Elements of record in Instrument No. 20220621-0070174, said Register's Office.
11. Charter of Shelby Green Homeowners' Association, of record in Instrument No. 20220420-0045907, Register's Office for Davidson County, Tennessee.
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and.

This property is also known as unimproved property located at 120 Honeywine Street, Nashville, TN, 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, it's heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the GRANTEE, it's heirs and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE TO FOLLOW]

WITNESS our hands on October 15, 2024.

Eastland Ventures, LLC,
a Tennessee limited liability company

By: _____
Name: Gary Lynn Ealey
Its: Authorized Member

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared Gary Lynn Ealey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of EASTLAND VENTURES, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Authorized Member.

Witness my hand and official seal on October 15, 2024.

Susan E. Gorman
NOTARY PUBLIC

My Commission Expires: 3/9/2027

SUSAN E. GORMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

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 15 day of October, 2024.

K. Thomas Sidwell
Date: 10/15/24

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 15 day of October, 2024.

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

