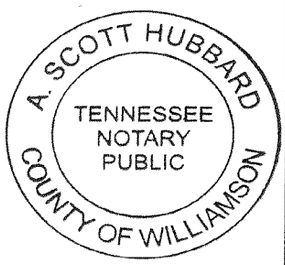
Karen Johnson Davidson County
Batch# 1225008 DEEDWARR
01/09/2025 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20250109-0002109

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $625,000.00 Affiant Subscribed and sworn to before me, this 6th day of January, 2025. Notary Public My commission expires: 10-21-28

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Willie H. Bonds, Jr., Joyce Bonds Wall, Beverly Bonds Carlton, and Donald M. Bonds, Sr.	**C/O Willie H. Bonds**	**175-00-0-170.00**
101 Barrington Court E.	**101 Barrington Court E.**	
Franklin, Tennessee 37067	**Franklin, Tennessee 37067**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE,

Flats at Hickory Woods, LP, a Missouri limited partnership

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Willie H. Bonds, Jr., a 26.3666% interest, Joyce Bonds Wall, a 26.3666% interest, Beverly Bonds Carlton, a 26.3666% interest, and Donald M. Bonds, Sr., a 20.9% interest,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 2 Civil District of Davidson County, Tennessee, being Lot 6 as shown on the map entitled Recombination Plat of The Flats at Hickory Woods, as of record as Instrument No. 20200124-0008838, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being all of the same property conveyed to Flats at Hickory Woods, LP, a Missouri limited partnership, by Special Warranty Deed from Willie H. Bonds, Jr., Joyce Bonds Wall, Beverly Bonds Carlton and Donald M. Bonds, Sr., of record in Instrument No. 20200207-0014630, dated February 6, 2020, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. All matters of record in Book 3536, Page 86, in the Register's Office for Davidson County, Tennessee.
c. Sanitary Sewer Easement of record in Book 7529, Page 989, in the Register's Office for Davidson County, Tennessee.
d. Easement to Use Water From Well of record in Book 3536, Page 85, in the Register's Office for Davidson County, Tennessee.
e. Transmission Line Easement of record in Book 7919, Page 55, in the Register's Office for Davidson County, Tennessee.
f. TVA Line Easement of record in Book 3067, Page 177, Book 4423, Page 832 and Book 4657, Page 489, in the Register's Office for Davidson County, Tennessee.
g. Powerline Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4583, Page 428, in the Register's Office for Davidson County, Tennessee.
h. Easement to First Suburban Water Utility District of record in Book 4435, Page 17, in the Register's Office for Davidson County, Tennessee.

i. Sanitary Sewer Easement to Radnor Water District of record in Book 4435, Page 12, in the Register's Office for Davidson County, Tennessee.
j. Deed to state of Tennessee of record in Book 4086, Page 645, in the Register's Office for Davidson County, Tennessee.
k. Drainage and Sanitary Sewer Easement Agreement of record in Instrument No. 20211122-0154809, in the Register's Office for Davidson County, Tennessee.
l. Easement Agreement of record in Instrument No. 20200210-0015198, in the Register's Office for Davidson County, Tennessee.
m. Restriction and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20220628-0074617 and Instrument No. 20220726-0085063, in the Register's Office for Davidson County, Tennessee.
n. All other easements and restrictions of record.

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.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever. Grantor further covenants that Grantor is seized and possessed of the said real estate and have the right to convey it and bind itself and its successors, and assigns, to warrant and forever defend the title to said real estate to Grantees, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

Dated this 10th day of December 2024.

Flats at Hickory Woods, LP, a Missouri limited partnership,

By: Hickory Woods Housing, LLC, a Missouri limited liability company, its General Partner,

By: Zimmerman Properties, SE, LLC, a North Carolina limited liability company, its sole Member,

By: Vaughn C. Zimmerman, Trustee of the Vaughn C. Zimmerman Revocable Trust U/A dated May 5, 1995, as restated, its Manager

STATE OF ~~TENNESSEE~~ MO
COUNTY OF Greene

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Vaughn C. Zimmerman, Trustee of the Vaughn C. Zimmerman Revocable Trust U/A dated May 5, 1995, as restated, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself as such Trustee to be the Manager of Zimmerman Properties SE, LLC, a North Carolina limited liability company, which is the sole member of Hickory Woods Housing, LLC, a Missouri limited liability company, which is the General Partner of Flats at Hickory Woods, LP, a Missouri limited partnership, and that he being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office this 10 day of December 2024.

My Commission Expires: 10-11-28

Notary Public J Chandler

File #: **24-513**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

J CHANDLER
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Oct. 11, 2028
Commission #12610453

Certificate of Authenticity

I, Alicia Hamilton, 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

12/10/24.
Date

Affiant Signature

1/9/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9th day of Jan, 2025.

Notary's Signature

My Commission Expires: 3.20.2028
Date

Notary's Seal (if on paper)

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON