Karen Johnson Davidson County
Batch# 1241923 DEEDWARRSP
02/27/2025 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20250227-0014728

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

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).
The David and Ya-Li Potts Living Trust Dated October 14,2022 11425 Cuba Landing Rd. Waverly, TN 37185	NEW OWNER	126 16 0B 027.00

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 Ridgecrest, 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 **David Potts and Ya-Li Potts, Trustees of The David and Ya-Li Potts Living Trust Dated October 14,2022**, 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 Unit No. 27, 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 HVH Ridgecrest, LLC, a Tennessee limited liability company by Special Warranty Deed from Real Estate Solutions Group, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20240709-0051299, in the Register's Office of Davidson County, Tennessee, dated July 03, 2024, and recorded on July 09, 2024.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT RIVERWALK COMMUNITY, as recorded in Instrument No. 20011024-0115969 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK TOWNHOMES, PHASE 5, SECTION 1, as recorded in Instrument No. 20051028-0130415.Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083 and Amendment recorded in Instrument Nos. 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638 (Scrivener's Affidavit recorded in Instrument No. 20210324-0038869) 20061103-0136691; 20061214-0154502; 20210818-0111805; 20220303-0024486; 20220713-0080246 and 20220804-0088700 .

Easement for Dedication of Public Utilities, recorded in Instrument Nos. 20040817-0099486; 20221213-0129312 and 20221213-0129313 .
Easement for Transmission Line, recorded in Instrument No. 20060110-0003858
Easement for US Sprint Communications, recorded in Instrument No. 20140114-0003778, as corrected in Instrument No. 20140416-0031703.
Charter for Ridgecrest at Riverwalk Owners' Association Inc. record in Instrument No. 20220308-0026260.

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 6053 Mill Tree Ct, Nashville, TN 37221.

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 26th day of February, 2025.

HVH Ridgecrest, LLC, a Tennessee limited liability company

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 HVH Ridgecrest, 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 26th day of February, 2025.

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

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Limestone Title, LLC
580 Franklin Rd #203
Franklin, TN 37069

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Feb 26, 25 (date of document).

Jennifer Pennell

Feb 27, 25

Date

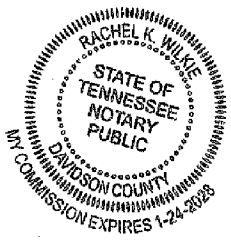
State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Feb 27, , 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____



Notary's Seal