Karen Johnson Davidson County
Batch# 1242561 DEEDWARRSP
03/03/2025 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $447.36
20250303-0015693

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,907.67. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2025. Notary Public MY COMMISSION EXPIRES: 6/3/28 (AFFIX SEAL)

JULIANNE CORNETT-THOMPSON
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).
Harpeth Valley Homes, LLC, a Tennessee Limited Liability Company and HVH Ridgecrest, LLC, a Tennessee limited liability company P.O. Box 314 Thompsons Station, TN 37179	Harpeth Valley Homes, LLC, a Tennessee Limited Liability Company and HVH Ridgecrest, LLC, a Tennessee limited liability company P.O. Box 314 Thompsons Station, TN 37179	126-160B-05200

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, **Real Estate Solutions Group, 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 **Harpeth Valley Homes, LLC, a Tennessee Limited Liability Company and HVH Ridgecrest, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 52 of RIDGECREST AT RIVERWALK, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing RIDGECREST AT RIVERWALK, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime, of record in Instrument No. 20011105-0121083, as being amended 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; as amended and restated in Instrument No. 20220303-0024486 (as amended in Instrument No. 20220713-0080246) and further amended in Instrument No. 20220804-0088700, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Real Estate Solutions Group, LLC, a Tennessee limited liability company by Special Warranty Deed from W. Brian Reames, of record as Instrument No. 20210805-0105176, in the Register's Office of Davidson County, Tennessee, dated April 30, 2021, and recorded on August 05, 2021.

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, A PLANNED UNIT DEVELOPMENT, as recorded in Instrument No. 20051028-0130415.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIDGECREST AT RIVERWALK of record in Instrument No. 20051028-0130749, as amended in Instrument No. 20210818-0111805; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083, as being

amended 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; as amended and restated in Instrument No. 20220303-0024486 (as amended in Instrument No. 20220713-0080246) and further amended in Instrument No. 20220804-0088700.
Easement recorded in Book 513, Page 396.
Easement for Tennessee Electric Power Company, recorded in Book 751, Page 375 and Book 787, Page 7.
Easement for Right of Way, recorded in Book 4205, Page 194 and Book 4226, Page 715.
Easement for Grant of Transmission line, recorded in Book 4230, Page 987 and Book 4257, Page 647.
Easement for Public Utilities, recorded in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324 and Book 7601, Page 404.
Easement for Road and Utility Access, recorded in Instrument No. 20010706-0072536.
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, Affidavit in Instrument No. 20140416-0031703.
Charter for Ridgecrest at Riverwalk Owners' Association, Inc., record in Instrument No. 20051028-0130433 and 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 6044 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 28 day of February, 2025.

Real Estate Solutions Group, LLC

BY: _____
Andre Jaeckle, as President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared Andre Jaeckle, 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 President of Real Estate Solutions Group, LLC, the within named bargainor, a limited liability company, and that Andre Jaeckle as such President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as President.

Witness my hand and seal, this 28 day of FEBRUARY, 2025.

_____
Notary Public
My Commission Expires: 5/6/26

CECILLE SLISH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 5/6/26

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

File No.: 2025-0136
Special Warranty Deed TN

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 28th day of February, 2025.

K. Thomas Sidwell
Date: 2/28/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 28th day of February, 2025.

Notary Public
My Commission Expires: 1-21-26

