Karen Johnson Davidson County
Batch# 1248697 DEEDWARRSP
03/20/2025 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $3,402.21
20250320-0020781

SPECIAL WARRANTY DEED

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $919,517.00.

x Shawna Leigh Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-21-26
(AFFIX SEAL)

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).
Shawna Leigh Jones 125 Honeywine Street Nashville, TN 37206	NEW OWNER	083 11 0P 015.00

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 Shelby Green, 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 **Shawna Leigh Jones, a single woman**, hereinafter called GRANTEE(S), their heirs 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. 15 of SHELBY GREEN, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing SHELBY GREEN, a Horizontal Property Regime, of record in Instrument No. 20220621-0070174, 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 the same property conveyed to HVH Shelby Green, LLC, a Tennessee limited liability company, by Special Warranty Deed from Eastland Ventures, LLC, a Tennessee limited liability company, of record in Instrument No. 20240502-0032020, in the Register's Office of Davidson County, Tennessee, dated May 01, 2024, and recorded on May 02, 2024.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 4, TRACT C & D ROLLING ACRES, as recorded in Instrument No. 20220512-0055043, re-subdividing the Plat Book 1130, Page 34.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220621- 0070174.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1181, Page 401.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20180103-0000933; 20201216-0148650 and 20201216-0148653.
Charter for Shelby Green Homeowners Association, Inc., recorded as Instrument No. 20220420-0045907.

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 125 Honeywine Street, Nashville, TN 37206.

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 heirs 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 19th day of March, 2025.

HVH Shelby Green, 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 Shelby Green, 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 19th day of March, 2025.

_____
Notary Public
My Commission Expires: 4-3-28

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

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 March, 2025.

K. Thomas Sidwell
Date: 3-19-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 19th day of March 2025.

Notary Public
My Commission Expires: 1-21-26

