Karen Johnson Davidson County
Batch# 1248972 DEEDWARRSP
03/21/2025 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,811.63
20250321-0021137

SPECIAL WARRANTY DEED

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $759,900.00.

Lucas Thudium
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2025.

Kimberly D Hicks
Notary Public

MY COMMISSION EXPIRES: 1-31-26
(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).
Lucas Buckley Thudium 206 H North 9th St Nashville, TN 37206	NEW OWNER	082 12 0M 008.00

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 Five Points, 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 **Lucas Buckley Thudium, single** , 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:

Land in Davidson County, Tennessee, being Unit H of HOMES AT 206 NORTH 9TH STREET TO NOW BE KNOWN AS LOCKEWOOD NINE HOMEOWNERS ASSOCIATION, INC., a Horizontal Property Regime with Private Elements (merger of Homes at 204 North 9th Street and 206 North 9th Street) established by Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20160517-0049293 and Instrument No. 20160517-0049297, as amended in Instrument No. 20200911-0103625, Instrument No. 20210223-0022064 and Instrument No. 20240313-0017501, in the Register's Office for Davidson County, Tennessee, with said Unit being depicted on the site plan attached as Exhibit B to the amendment in Instrument No. 20200911-0103625, to which reference is hereby made for a more complete description, together with a percentage interest in the common elements as set forth in said Declaration, as amended.

Being part of the same property conveyed to HVH Five Points, LLC, a Tennessee Limited Liability Company, by Warranty Deed from MN9, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20221114-0121528, in the Register's Office of Davidson County, Tennessee, dated November 10, 2022 and recorded on November 14, 2022.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOME BLOCK OF NEILL S. BROWN'S ADDITION TO NASHVILLE, as recorded in Plat Book 2, Page 100 (Copy not available).
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NEILL S. BROWN TO EAST NASHVILLE, as recorded in Plat Book 57, Page 50.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160517-0049293 and Instrument No. 20160517-0049297, as amended in Instrument No. 20200911-0103625, Instrument No. 20210223-0022064 and Instrument No. 20240313-0017501.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20230605-0042385.
Easement for Right of Way, recorded in Instrument No. 20230626-0048624.

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 206 H North 9th St, 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 20th day of March, 2025.

HVH Five Points, 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 Five Points, 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 20th day of March, 2025.

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

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 20th day of March, 2025.

K. Thomas Sidwell
Date: 3/20/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 20th day of March, 2025.

Notary Public
My Commission Expires: 1-21-26

