Karen Johnson Davidson County
Batch# 1249543 DEEDQC
03/24/2025 12:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250324-0021915

****This Quitclaim Deed was prepared from information furnished from the Grantor****

PREPARED BY:
Phoenix Title Services, LLC
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:
HVH Ridgecrest, LLC
P.O. Box 314
Thompsons Station, TN 37179

The actual consideration for this transfer is **$0.00.**

AFFIANT

SEND TAX BILLS TO:
SAME

Subscribed and sworn to before me this 24 day of March, 2025.

NOTARY PUBLIC
My Commission Expires: 6-3-28

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Map/Parcel:
126 16 0B 052.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Harpeth Valley Homes, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, hereby remises, releases and quitclaims unto **HVH Ridgecrest, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, all of the Grantor's interests in and to the real property in the State of Tennessee more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

WITNESS our hands this 24 day of March, 2025.

Harpeth Valley Homes, LLC

Kim Hicks

By: Kim Hicks
Its: 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 the Authorized Agent of Harpeth Valley Homes, LLC, a Tennessee Limited Liability Company the within named bargainor, a company, and that as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 24 day of March, 2025.

Notary Public
My Commission Expires: 6-3-28

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Exhibit "A"

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 the same property conveyed to Harpeth Valley Homes, LLC, a Tennessee Limited Liability Company and HVH Ridgecrest, LLC, a Tennessee limited liability company, by Special Warranty Deed dated 02/28/2025 from Real Estate Solutions Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20250303-0015693, Register's Office for Davidson County, Tennessee.

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 24 day of March, 2025.

K. Thomas Sidwell
Date: 3-24-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 24 day of March, 2025.

Notary Public
My Commission Expires: 1-21-26

