STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2025.

Notary Public
MY COMMISSION EXPIRES: 03/28/28
File No. G25-23105

MACKENZIE REINACHER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

Karen Johnson Davidson County
Batch# 1260095 DEEDWARR
04/15/2025 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,025.75
20250415-0028492

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
HCT Ventures, LLC (NAME)	Same as New owner (NAME)	171-3-B-78
P.O. Box 2786 (STREET ADDRESS)	" (STREET ADDRESS)	
Brentwood, TN 37024 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Michael J. Tidwell, an unmarried man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HCT Ventures, LLC A Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Certain real property in Davidson County, TN, described as Unit No. 30 of Townhomes of Fredericksburg, a Horizontal Property Regime located in Brentwood, TN, together with Easements as shown on the plat of Phase One, Section Two, Townhomes of Fredericksburg, recorded in Plat Book 9700, page 364, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 10126, page 435, Book 10224, page 683, Book 10393, page 11, Instrument No. 20000718-0070558 and Instrument No. 20050705-0076596, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 10126, page 435, Book 10224, page 683, Book 10393, page 11, Instrument No. 20000718-0070558 and Instrument no. 20050705-0076596, said Register's Office, and By-Laws recorded in Book 10126, page 486 and Book 10275, page 959, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Michael J. Tidwell, unmarried by Deed dated September 12, 2008 from Karen H. Byrne, unmarried, recorded September 16, 2008, in Instrument Number 20080916-0094715, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 641 Old Hickory Blvd, Unit 206, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14th day of April, 2025.

Michael J. Tidwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2025, before me personally appeared Michael J. Tidwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of April, 2025.

Notary Signature
My commission expires: 1/22/26

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 04/14/2025 (date of document).

Affiant Signature

04/14/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 14th day of April, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202504150028492