Karen Johnson Davidson County
Batch# 1262812 DEEDWARR
04/21/2025 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20250421-0030366

WARRANTY DEED

LAUREN LAMBERTH
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 10.24.25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC 1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 0425-054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Fady Ayad	Pinnacle Bank	150-09-0C-056.00-CO
(NAME)	(NAME)	
671 Hamilton Crossing	15025 Ballancroft Parkway, 2nd Floor	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Charlotte NC 28277	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HSV PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP ,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FADY AYAD, A UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, 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 Unit L-56 on the plan of The Ridge at Antioch, a Horizontal Property Regime with Private Elements, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions to The Ridge at Antioch, of record in Instrument No. 20211230-0172041, and amended of record in Instrument No. 20220131-0010914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to HSV Properties, a Tennessee Partnership by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20230227-0013754 Register's Office for

Davidson County, Tennessee, dated February 23, 2023 and recorded on February 27, 2023.

This conveyed property is subject to Covenants, Conditions and Restrictions of record in Instrument No. 20211230-0172041, amended in Instrument No. 20220131-0010914 and Instrument No. 20220816-0092952, Book 7075, Page 790, as corrected in Book 7079, Page 424; Charter of record in Instrument No. 20230523-0038817; Easement Agreement of record in Instrument No. 20161104-0117206; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160915-0097133 and Instrument No. 20210104-0000839; Post Closing and Temporary Easement Agreement of record in Instrument No. 20160217-0014870; Grant of Easement in Instrument No. 20140505-0037955; Right of Way Easement to Gulf Interstate Gas Company of record in Book 2244, Page 13 and Book 3463, Page 126; Right of Way Easement of record in Book 4607, Page 484; Attorney's Certificate of record in Instrument No. 20230523-0038818; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; subject to rights of others in and to the common areas and/or elements; to any and all matters shown on the Plan of record in Book 6900, Page 161 and Book 6900, Page 930; Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 671 Hamilton Crossing, Antioch, TN 37013

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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. Wherever 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 our hands this 17th day of April, 2025.

HSV Properties, a Tennessee General Partnership

BY: _____
Jess Sinquefield, General Partner

BY: _____
Bruce Hall, General Partner

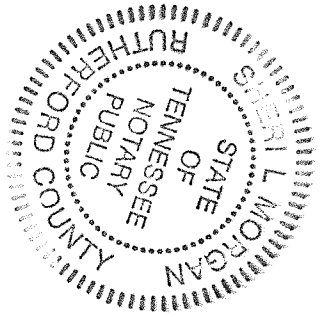
BY: _____
Travis Venable, General Partner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared Jess Sinquefield, Bruce Hall, and Travis Venable, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such persons to be General Partnesr (or other officers authorized to execute the instrument (Warranty Deed) of HSV Properties, a Tennesse General Partnership, the within named bargainor, a partnership, and that such Jess Sinquefield, Bruce Hall, and Travis Venable as such General Partners, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the partnership as General Partners.

Witness my hand and seal, at office in 17th day of April, 2025

_____
Notary Public
My Commission Expires: 12/2/28



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby 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 April 17, 2025.

J. Carlton Drumwright

April 17, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 17, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY