Karen Johnson Davidson County
Batch# 1284668 DEEDQC
06/16/2025 10:38:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250616-0046712

****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

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

AFFIANT

Subscribed and sworn to before me
this 13th day of June, 2025.

NOTARY PUBLIC
My Commission Expires: 6-3-28

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:
HVH Ridgecrest, LLC
P.O. Box 316
Thompsons Station, TN 37179

SEND TAX BILLS TO:
SAME

Map/Parcel:
126 16 0B 045.00

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 rights, titles and interests in and to 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, make this conveyance to Grantee.

WITNESS our hands this 13th day of June, 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 13th day of June, 2025.

Notary Public
My Commission Expires: 6-3-28



Exhibit "A"

The Land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 45 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, as established by Master Deed in Instrument No. 20051028-0130749 and amended in Instrument No. 20210818-0111805, as made applicable by DCCR of record in Instrument No. 20220303-0024486 and amended in 20220713-0080246 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, by Special Warranty Deed from Real Estate Solutions Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20250113-0002646, in the Register's Office of Davidson County, Tennessee, dated January 08, 2025 and recorded on January 13, 2025.

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 13 day of June, 2025.

K. Thomas Sidwell
Date: 6/13/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 13 day of June, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

