Karen Johnson Davidson County
Batch# 1290585 DEEDWARRSP
06/26/2025 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,787.10
20250626-0050530

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 6-3-28
(AFFIX SEAL)

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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).
Aubree Katherine Richards 7172 Mill Tree Ct Nashville, TN 37221	NEW OWNER	126 16 0B 059.00

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 Ridgecrest, 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 **Aubree Katherine Richards, an unmarried woman**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 59 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 a part of the same property conveyed to HVH Ridgecrest, LLC, a Tennessee limited liability company, by Special Warranty Deed from Real Estate Solutions Group, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20241213-0097016, in the Register's Office of Davidson County, Tennessee, dated December 11, 2024, and recorded on December 13, 2024.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT RIVERWALK COMMUNITY, as recorded in Instrument No. 20011024-0115969.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERWALK TOWNHOMES, PHASE 5, SECTION 1, A PLANNED UNIT DEVELOPMENT, as recorded in Instrument No. 20051028-0130415.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RIDGECREST AT RIVERWALK of record in Instrument No. 20051028-0130749, as amended in Instrument No. 20210818-0111805; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Declaration of Covenants, Conditions and Restrictions recorded 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.
Easement recorded in Book 513, Page 396.
Easement for Tennessee Electric Power Company, recorded in Book 751, Page 375 and Book 787, Page 7.
Easement for Right of Way, recorded in Book 4205, Page 194 and Book 4226, Page 715.
Easement for Grant of Transmission line, recorded in Book 4230, Page 987 and Book 4257, Page 647.
Easement for Public Utilities, recorded in Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324 and Book 7601, Page 404.
Easement for Road and Utility Access, recorded in Instrument No. 20010706-0072536.
Easement for Dedication of Public Utilities, recorded in Instrument Nos. 20040817-0099486; 20221213-0129312 and 20221213-0129313.
Easement for Transmission Line, recorded in Instrument No. 20060110-0003858.
Easement for US Sprint Communications, recorded in Instrument No. 20140114-0003778, Affidavit in Instrument No. 20140416-0031703.
Charter for Ridgecrest at Riverwalk Owners' Association, Inc., record in Instrument No. 20051028-0130433 and Instrument No. 20220308-0026260.

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 7172 Mill Tree Ct, Nashville, TN 37221.

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 26th day of June, 2025.

HVH Ridgecrest, LLC, a Tennessee limited liability company

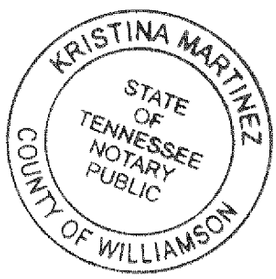
By: _____
K. Thomas Sidwell, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said county and state mentioned, personally appeared K. Thomas Sidwell, 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 Ridgecrest, LLC, the within named bargainor, a limited liability company, and that K. Thomas Sidwell 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 26th day of June, 2025.

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



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

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 26 day of June, 2025.

K. Thomas Sidwell
Date: 6/26/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 26 day of June, 2025.

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY