Karen Johnson Davidson County
Batch# 1297970 DEEDWARRSP
07/15/2025 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20250715-0055895

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 1-21-26
(AFFIX SEAL)

KIMBERLY D. HICKS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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).
Gage Baugher 7176 Mill Tree Ct Nashville, TN 37221	NEW OWNER 7176 Mill Tree Ct Nashville, TN 37221	126 16 0B 061.00

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 **Gage Baugher and Kathryn Sarah Brunskill, husband and wife**, 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. 61 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 and as made applicable by Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220303-0024486 and Amended in Instrument No. 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 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 in 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 Condominium 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 No's. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638 and Scrivener's Affidavit recorded in Instrument No. 20210324-0038869 and further Amended in Instrument No. 20061103-0136691, 20061214-0154502, as Amended and Restated recorded 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, Book 4226, Page 715, Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140416-0031703.
Easement for Grant of Transmission Line, recorded in Book 4230, Page 987, Book 4257, Page 647 and Instrument No. 20060110-0003858.
Easement for Public Utilities, recorded in Book 7526, Page 315, Book 7526, Page 318, Book 7526, Page 324, Book 7601, Page 404, Instrument No. 20040817-0099486, Instrument No. 20221213-0129312 and Instrument No. 20221213-0129313.
Easement for Utility Access, recorded in Instrument No. 20010706-0072536.
Charter for Ridgecrest at Riverwalk Owner's Association, Inc. recorded as 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 7176 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 15th day of July, 2025.

HVH Ridgecrest, LLC, a Tennessee limited liability company

By: _____
Kim Hicks, 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 an Authorized Agent of HVH Ridgecrest, LLC, the within named bargainor, a limited liability company, and that Kim Hicks 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 15th day of July, 2025.

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

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

202507150055895

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 15 day of July, 2025.

K. Thomas Sidwell
Date: 7/15/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 15 day of July, 2025.

Notary Public
My Commission Expires: 1-21-26

