Karen Johnson Davidson County
Batch# 1318822 DEEDWARRSP
09/05/2025 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.96
20250905-0070904

SPECIAL WARRANTY DEED

KIMBERLY HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2025.

Notary Public

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

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).
David Denning and Marsha R. Denning 132 Valentine Alley Nashville, TN 37218	NEW OWNER	069 06 0C 043.00

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 Hydes, 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 **David Denning and Marsha R. Denning, 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:

Land in Davidson County, Tennessee, being Lot No. 43, on the FINAL PLAT, EATON'S CREEK, of record in Instrument No. 20231108-0087538, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a part of the same property conveyed to HVH Hydes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Green Trails, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240122-0003304, in the Register's Office of Davidson County, Tennessee, dated January 16, 2024 and recorded on January 22, 2024.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EATON'S CREEK, as recorded in Instrument No. 20231108-0087538.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20230811-0062241, as Amended in Instrument No. 20240730-0057665.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20161103-0116388, Instrument No. 20220613-0066985 and Instrument No. 20240319-0018988.
Charter for Eaton's Creek Homeowners Association, Inc. recorded as Instrument No. 20230804-0060581, as Amended in Instrument No. 20240506-0032859.

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 132 Valentine Alley, Nashville, TN 37218.

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 4th day of September, 2025.

HVH Hydes, LLC. a Tennessee Limited Liability Company

BY: Kim Hicks
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 Hydes, 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 4th day of September, 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

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 4th day of September, 2025

K. Thomas Sidwell
Date: 9-4-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 4th day of September, 2025

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

