Karen Johnson Davidson County
Batch# 1358547 DEEDWARRSP
12/16/2025 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.13
20251216-0099905

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $784,900.00.

x Julie Harrison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 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).
Julie Harrison and Ketil O. Heggtveit 123 Honeywine St Nashville, TN 37206	NEW OWNER	083 11 0P 014.00

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 Shelby Green, 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 **Julie Harrison and Ketil O. Heggtveit, wife and husband**, 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 Unit 14 of SHELBY GREEN, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee along with all related Private Elements, Common Elements, and Limited Common Elements, and described in a Declaration of Covenants, Conditions and Restrictions for SHELBY GREEN, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220621-0070174, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Shelby Green, a Horizontal Property Regime with Private Elements, contained in said Declaration as well as the Site Plan and Bylaws filed as Exhibit "B" and Exhibit "C", respectively, to said Declaration are incorporated by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units, Private Elements, Common Elements, and Limited Common Elements.

Being the same property conveyed to HVH Shelby Green, LLC, a Tennessee limited liability company, by Special Warranty Deed from Eastland Ventures, LLC, a Tennessee limited liability company, of record in Instrument No. 20240829-0066601, in the Register's Office of Davidson County, Tennessee, dated August 29, 2024, and recorded on August 29, 2024.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 4, TRACT C & D, ROLLING ACRES, as recorded in Instrument No. 20220512-0055043.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING ACRES, as recorded in Plat Book 1130, Page 34.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220621-0070174.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Nos. 20201216-0148650 and 20201216-0148653.
Charter for Shelby Green Homeowners Association, Inc., recorded as Instrument No. 20220420-0045907.

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 123 Honeywine St, Nashville, TN 37206.

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 December, 2025.

HVH Shelby Green, 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 Shelby Green, 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 December, 2025.

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



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

202512160099905

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 15th day of December, 2025

K. Thomas Sidwell
Date: 12-15-25

STATE OF TN

COUNTY OF Williamson

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

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

