Karen Johnson Davidson County
Batch# 1364155 DEEDWARRSP
12/31/2025 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20251231-0104496

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00. Victoria Smith Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2025. Michelle W Kendig Notary Public MY COMMISSION EXPIRES: 9/9/29 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

Michelle W. Kendig
State of Tennessee
Notary Public
Williamson County

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Tanner Smith and Victoria Smith 6038 Mill Tree Ct Nashville, TN 37221	NEW OWNER 6038 Mill Tree Ct Nashville, TN 37221	126 18 0B 049.00

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 **Tanner Smith and Victoria Smith, 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. 49 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 Horizontal Property Regime, of record in Master Deed in Instrument No. 20051028-0130749 and Amended in Instrument No. 20210818-011805, made Applicable by Amended and Restated DCCR for RIDGECREST AT RIVERWALK, A TOWNHOUSE PLANNED UNIT DEVELOPMENT in Instrument No. 20220303-0024486, as 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 the same property conveyed to HVH Ridgecrest, LLC, a Tennessee limited liability company, by Quitclaim Deed from Harpeth Valley Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20250324-0021912, in the Register's Office of Davidson County, Tennessee, dated March 24, 2025 and recorded on March 24, 2025.

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, A TOWNHOUSE PLANNED UNIT DEVELOPMENT 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 Nos. 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 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 and 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 and Book 7601, Page 404.
Easement for Declaration of 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.
Charter for Ridgecrest at Riverwalk Owners' Association, Inc., record 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 6038 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 30th day of December, 2025.

HVH Ridgecrest, 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 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 30th day of December, 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

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, do hereby make oath that I am a licensed attorney and/or the 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 12/30/25 (date of document).

Michelle W Kendig
Affiant Signature

12/31/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 31ST day of December, 2025.

Patricia L Hurtt
Notary's Signature

My Commission Expires: 2/18/29

Notary's Seal

