This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $469,900.00.

Affiant

Karen Johnson Davidson County
Batch # 1391700 DEEDWARR
03/12/2026 09:42:36 AM 2 pgs
Fees: $13.00 Taxes: $1,738.63
20260312-0019664

Subscribed and sworn before me this the 10th day of March, 2026.

Notary Public
My commission expires:

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOV 5, 2029

WARRANTY DEED

Address of New Owner:
Andrew O. Hinch
6022 Mill Tree Ct
Nashville, TN 37221

Send Tax Bill to:
New Owner

Tax Information:
126-16-0B 041.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, COY D. PAGE, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW OLEG HINCH AND BAYLEE ELIZABETH HINCH, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 41, Ridgecrest at Riverwalk, a Townhouse Planned Unit Development (Horizontal Property Regime With Private Elements), as established by Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220303-0024486, as amended in Instrument No. 20220713-0080246, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Coy D. Page, unmarried man, by deed dated 08/16/2024, from HVH Ridgecrest, LLC, a Tennessee limited liability company, of record in Instrument No. 20240819-0063443, Register's Office for said County.

Also being the same property conveyed to HVH Ridgecrest, LLC, a Tennessee limited liability company, by deed dated 07/19/2024, from Harpeth Valley Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240722-0054667, Register's Office for said County.

Said property was not the marital residence of the grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6022 Mill Tree Ct, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 10th day of March, 2026.

Coy D. Page

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Coy D. Page, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of March, 2026.

My commission expires:

9.28.26

Notary Public

