Karen Johnson Davidson County
Batch# 1403651 DEEDWARR
04/09/2026 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20260409-0028756

WARRANTY DEED

KIMBERLY D HICKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-7-29
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
K. Thomas Sidwell and Mark Alan Barrett	K. Thomas Sidwell and Mark Alan Barrett	084 15 0 011.01
(NAME)	(NAME)	
121 First Ave S, Suite 200	121 First Ave S, Suite 200	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, **HVH Selma, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **K. Thomas Sidwell and Mark Alan Barrett, as tenants in common**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being parts of Lots Numbers 27 and 28 on the Map of Bainbridge and Satterfield's Subdivision of part of the Nichol Place on Lebanon Pike as of record in Book 421, page 132, Register's Office for Davidson

County, Tennessee, being tracts numbers 3, 4, 5 and 6 on the Plan of Castlewood Estates Addition, not of record, as shown on a survey made by Hickerson and Hickerson Engineers, and described according to said survey as follows:

BEGINNING at an iron pin on the Northerly margin of Selma Avenue 120.1 feet east of the Southeast corner of Tract No. 1 on said survey conveyed to B. N. Oakley and wife, by deed from Glenda R. Reed, of record in Book 3284, page 15, said Register's Office, and as corrected in Book 3466, page 170, said Register's Office, being the corner of said Tracts Nos. 2 and 3; thence with the Northerly margin of said Avenue South 83 degrees East 144.2 feet and continuing with said Avenue in a Southeasterly and Northeasterly direction 470.2 feet to an iron pin at the Southwest corner of said Tract No. 6; thence North 9 degrees 30 minutes East 300 feet to a concrete monument; thence North 81 degrees 30 minutes West 578.6 feet to the corner of said Tracts Nos. 2 and 3 South 8 degrees West 374 feet to the point of beginning.

Being the same property conveyed to HVH Selma, LLC, a Tennessee limited liability company, by Special Warranty Deed from Hugh W. Entrekin, Trustee, of record in Instrument No. 20210922-0127044, in the Register's Office of Davidson County, Tennessee, dated September 16, 2021 and recorded on September 22, 2021.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bainbridge and Satterfield's, as recorded in Plat Book 421, Page(s) 132.

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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☒
This is improved ☐ Selma Ave., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Effective the 8 day of April, 2026.

HVH Selma, LLC

BY: _____
Jay Hosay
Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Jay Hosay, with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Authorized Agent (or other officer authorized to execute the instrument) of HVH Selma, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that as such Member executed the foregoing instrument for the purposees therein contained, by signing the name of the limited liability company by himself/herself as a Member.

Witness my hand and seal, at office, this 8 day of April, 2026.

Kimberly D Hicks
Notary Public
My Commission Expires: 12-1-29

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 8th day of April, 2024.

K. Thomas Sidwell
Date: 4-8-24

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 8th day of April, 2024

Notary Public
My Commission Expires: 12-1-29

