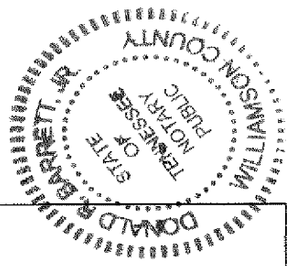
Karen Johnson Davidson County
Batch# 1429841 DEEDWARRSP
06/09/2026 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.82
20260609-0052044



SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,950.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2026. Notary Public MY COMMISSION EXPIRES: 7/25/29 (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).
Steven Koohns and Sofia Demollari 116 Valentine Alley Nashville, TN 37218	NEW OWNER 116 Valentine Alley Nashville, TN 37218	069 06 0C 024.00

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 **Steven Koohns and Sofia Demollari, 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. 24 on the Final Plat, EATON'S CREEK, now known as HYDES LANDING, 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 part of the same property conveyed to HVH Hydes, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Willow Branch Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20240703-0050424, in the Register's Office of Davidson County, Tennessee, dated July 02, 2024, and recorded on July 03, 2024.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EATON'S CREEK, now known as HYDES LANDING, 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 116 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 8th day of June, 2026.

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 8th day of June, 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 8th day of June, 2026

K. Thomas Sidwell
Date: 6-8-26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 8th day of June, 2026.

Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY