Karen Johnson Davidson County
Batch# 1442676 DEEDWARR
07/06/2026 03:55:30 PM 5 pgs
Fees: $28.00 Taxes: $5,550.00
20260706-0060769

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**Hill Circle Holdings LLC** **4015 Travis Dr., Ste. 211** **Nashville, TN 32711**	Hill Circle Holdings LLC 4015 Travis Drive Ste 211 Nashville, TN 37211

Order Number: 5270-26LLC-TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **6027 Hill LLC, a Tennessee Limited Liability Company,** for One Million Five Hundred Thousand Dollars and 00/100 ($1,500,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Hill Circle Holdings LLC, a Tennessee Limited Liability Company,** whose address is 4015 Travis Drive, Ste 211, Nashville, TN 37211, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit A of Homes at 6027 and 6029 Hill Circle, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6027 and 6029 Hill Circle, a Horizontal Property Regime with Private Elements, of record as Instrument No.20210813-0109712 and amended in Instrument No. 20210816-0110322, 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 Homes at 6027 and 6029 Hill Circle, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210813-0109712 and amended in Instrument No. 20210816-0110322, and amended in Instrument No. 20220517-0056475 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein except it only includes one unit.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 103 01 2B 002.00
Street address of property: 6029 Hill Circle, Nashville, TN 37209

Prior Instrument References by which Grantor(s) acquired title: Instrument No. 20220610-0066098 in the Register's Office, Davidson County, Tennessee.

Signed this 25 day of June, 2026

Signature of Grantor(s):

6027 Hill LLC

By Michael Gomez

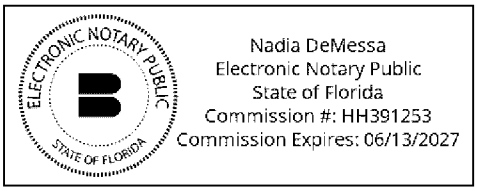
Name/Title Michael Gomez

STATE OF Florida, COUNTY OF Orange, SS:

BE IT REMEMBERED That on this 25 day of June, 2026, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Michael Gomez in the capacity of Member for 6027 Hill LLC, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notarized online using audio-video communication technology



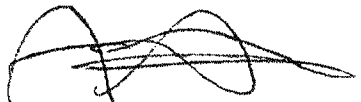
Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

AFFIDAVIT OF VALUE

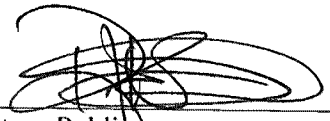
STATE OF Georgia)
)
COUNTY OF Fulton)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



(Affiant)

Sworn to and subscribed before me this 25th day of June, ~~2025~~ BSP 2026



Notary Public
My commission expires: December 12, 2026

RUTH E SCOTT
Notary Public, Georgia
Fayette County
My Commission Expires
December 12, 2026

File No.

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 June 25, 2026.

Date: June 25, 2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this June 25, 2026.

Notary Public
My Commission Expires: 7/25/26

