Karen Johnson Davidson County
Batch# 1447739 DEEDWARRSP
07/15/2026 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $2,553.00
20260715-0064128

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JENNIFER HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-19-2028

**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). |
|---|---|---|
| Michael G. Meetze and Valerie Meetze<br>110-E Myrtle St<br>Nashville, TN 37206 | NEW OWNER<br>110-E Myrtle St<br>Nashville, TN 37206 | 082 12 0K 005.00 |

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 Five Points, 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 **Michael G. Meetze and Valerie Meetze, 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 Unit E and the Common Area of HOMES AT 110 MYRTLE STREET, a Horizontal Property Regime with Private Elements (merger of Homes at 108 Myrtle Street and Homes at 110 Street) established by Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20160517-0049295 and Instrument No. 20170816-0083888, as amended in Instrument No. 20200911-0103624; Instrument No. 20210223-0022065, with Scrivener's Affidavit record in Instrument No. 20220816-0092758, further amended in Instrument No. 20230322-0020898 and Instrument No. 20240627-0048395 in the Register's Office for Davidson County, Tennessee, with said Unit(s) being depicted on the site plan attached as Exhibit B to the amendment in Instrument No. 20200911-0103624, to which reference is hereby made for a more complete description, together with a percentage interest in the common elements as set forth in said Declaration, as amended.

Being part of the same property conveyed to HVH Five Points, LLC, a Tennessee limited liability company, by Warranty Deed from MN9, LLC, a Tennessee limited liability company, of record in Instrument No. 20230222-0012474, in the Register's Office of Davidson County, Tennessee, dated February 17, 2023, and recorded on February 22, 2023.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE NEILL S. BROWN TO EAST NASHVILLE, as recorded in Plat Book 57, Page 50.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 74 & 75 OF THE NEIL S BROWN SUBDIVISION 108 & 110 MYRTLE STREET, as recorded in Instrument No 20171010-0103765.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160517-0049295 as amended in Instrument No. 20200911-0103624; Instrument No. 20210223-0022065, with Scrivener's Affidavit record in Instrument No. 20220816-0092758, further amended in Instrument No. 20230322-0020898 and Instrument No. 20240627-0048395.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170816-0083888.
Easement for Public Right of Way, recorded in Instrument No. 20231127-0091532.

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 110-E Myrtle St, Nashville, TN 37206.

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 10th day of July, 2026.

HVH Five Points, 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 Five Points, 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 10th day of July, 2026.

Notary Public
My Commission Expires: 6-3-28




**RETURN TO:**
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

# True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 7-10-26 (date of document).

Affiant Signature

7-10-26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 10th day of July, 2026.

Notary's Signature

My Commission Expires: 10/21/2028

