Karen Johnson Davidson County
Batch# 1448911 DEEDWARRSP
07/17/2026 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20260717-0065010

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2026. Notary Public MY COMMISSION EXPIRES: 2/23/30 (AFFIX SEAL)

JACKIE L. MCLAUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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).
Jeffrey G. Bonner and Brenda F. Bonner 115 Ivy Arbor Ct Lincoln, CA 95648	NEW OWNER 115 Ivy Arbor Ct Lincoln, CA 95648	082 12 0K 008.00

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 **Jeffrey G. Bonner and Brenda F. Bonner, Trustees of the Jeffrey and Brenda Bonner Family Trust, dated October 11, 2019, as amended and restated November 27, 2024**, hereinafter called GRANTEE(S), their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit No. 110-H of LOCKEWOOD MYRTLE (formerly Homes at 110 Myrtle Street, a merger of Homes at 108 Myrtle Street and Homes at 110 Myrtle Street), a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing LOCKEWOOD MYRTLE (formerly Homes at 110 Myrtle Street, a merger of Homes at 108 Myrtle Street and Homes at 110 Myrtle Street), a Horizontal Property Regime, of record in Instrument Number 20160517-0049295 and Instrument No. 20170816-0083888 as amended record in Instrument No. 20200911-0103624, Instrument No. 20210223-0022065, Instrument No. 20230322-0020898 and Instrument No. 20240627-0048395, as Scrivener's Affidavit recorded in Instrument No. 20220816-0092758 in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being 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 Chancery Court, as recorded in Book 2, Page 100.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan of THE NEILL S. BROWN TO EAST NASHVILLE, as recorded in 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 and recorded in Instrument No. 20200911-0103624, Instrument No. 20210223-0022065, Instrument No. 20230322-0020898 and Instrument No. 20240627-0048395, as Scrivener's Affidavit recorded in Instrument No. 20220816-0092758.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170816-0083888.

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-H Myrtle Street, 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 successors 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 16th 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 16th day of July, 2026.

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 16 day of July, 2026.

K. Thomas Sidwell
Date: 7-16-26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 16 day of July, 2026.

Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY