398

Karen Johnson
Batch # 1460068
08/17/2026 02:54:47 PM
Fees: $23.00 Taxes: $2,294.00

Davidson County
DEEDWARRSP
4 pgs

20260817-0076563

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
608 Shelby Ave.
Nashville, TN 37206
File No.: LL-HRS-25-3039-3041

New Property Owner Address:
Smarter Living Structures, LLCCC
909 Estes Rd
Nashville TN 37215

Send Tax Notices to:
Same as New Owner(s)

Tax/Map Parcel No.
060080J01600CO
060080J01500CO
060080J01400CO
060080J01300CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **HILLSIDE ROAD SITEWORK LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **SMARTER LIVING STRUCTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("**Grantee**"), and Grantee's successors and assigns, certain land in **DAVIDSON** County, State of Tennessee, fully described in Exhibit A hereto, together with all and singular rights, titles, tenements, hereditaments, appurtenances, easements, and interests belonging or in any way appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Affiant

Subscribed and sworn to before me this 14th of August, 2026.

Notary Public
My Commission Expires:

TENNESSEE NOTARY PUBLIC
ANGELA WILLIAMSON
COUNTY OF DAVIDSON

This is unimproved property located at **484, 486, 494, and 496 Hillview Terrace, Nashville, TN 37207.**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee and Grantee's successors and assigns forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, and its successors and assigns to warrant and forever defend the title and quiet possession to the Property to Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 14th day of August, 2026.

Hillside Road Sitework LLC
BY: Hillside Road Holdings LLC

By: John Brent Smith
Its: Manager

By: Cole Buehnerkemper
Its: Manager

ITS: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN BRENT SMITH, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MANAGER of HILLSIDE ROAD HOLDINGS LLC, the SOLE MEMBER of HILLSIDE ROAD SITEWORK LLC, the within named bargainor, a limited liability company, and that he/she as such MANAGER of HILLSIDE ROAD HOLDINGS LLC, the SOLE MEMBER of HILLSIDE ROAD SITEWORK LLC, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of August, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLE BUEHNERKEMPER, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the MANAGER of HILLSIDE ROAD HOLDINGS LLC, the SOLE MEMBER of HILLSIDE ROAD SITEWORK LLC, the within named bargainor, a limited liability company, and that he/she as such MANAGER of HILLSIDE ROAD HOLDINGS LLC, the SOLE MEMBER of HILLSIDE ROAD SITEWORK LLC, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of August, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

AFTER RECORDING RETURN TO:
Centennial Title Company, Inc.
30 Burton Hills Blvd. #165,
Nashville, TN 37215

Exhibit A

("Legal Description")

Land in Davidson County, Tennessee, being Unit Numbers 13, 14, 15 and 16, together with common areas, as established by the Declaration of Covenants, Conditions and Restrictions for Riva Ridge Townhomes, a Horizontal Property Regime with Private Elements, a Planned Unit Development of record in Instrument Number 20251015-0082196, and being shown on Plat attached thereto as Exhibit "B", in the Registers office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Hillside Road Sitework LLC, a Tennessee limited liability company by Warranty Deed from Timothy Blake Cothran, an unmarried man and Judy Cothran, an unmarried woman, of record in Instrument No. 20250623-0049314 Register's Office for Davidson County, Tennessee, dated June 20, 2025 and recorded on June 23, 2025.

Exhibit B

("Permitted Encumbrances")

- Taxes for the year 2026, a lien not yet due and payable.
- Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 547, Page 144, Register's Office for Davidson County, Tennessee.
- Terms, conditions, covenants, restrictions, easements and or matters contained in the Declaration of Condominium recorded in Instrument Number 20251015-0082196, Register's Office for Davidson County, Tennessee, as may be further amended.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems Easement recorded in Instrument Number 20250717-0056494, Register's Office for Davidson County, Tennessee.
- Public Access Easement Agreement Easement recorded in Instrument Number 20251007-0079990, Register's Office for Davidson County Tennessee.
- Restrictions, covenants, condition, reservations and easements, recorded in Instrument Number 20251015-0082196, and as Scrivener's Affidavit recorded in Instrument Number 20251205-0096928, and as Amendment recorded in Instrument Number 20260224-0014692, and any amendments thereof, Register's Office for Davidson County, Tennessee.
- Charter recorded in Instrument Number 20251029-0086057, Register's Office for Davidson County, Tennessee.