Karen Johnson Davidson County
Batch# 1471501 DEEDWARR
09/10/2026 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,342.73
20260910-0084057

WARRANTY DEED

KRISTINA MARTINEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-3-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Arthur E. Constantine	Arthur E. Constantine	141 03 0C 054.00
(NAME)	(NAME)	
900 Briarwood Crst	900 Briarwood Crst	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-4351	Nashville, TN 37221-4351	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, **Hsinyi Hsieh, an Unmarried Woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Arthur E. Constantine, a married man**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 54 of HARPETH SPRINGS VILLAGE, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180326-0028123, as amended and restated in Instrument No. 20180417-0036143, Amended in Instrument No. 20190130-0009015, Scrivener' s Affidavit in Instrument No. 20190325-0026836, Depiction of Property attached as Exhibit "A-1", Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as "Exhibit "B". Said Unit being Depicted on Exhibit "A-1", of said Declaration, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Hsinyi Hsieh, an Unmarried Woman, by Warranty Deed from Beazer Homes, LLC, a Delaware Limited Liabilty Company, of record in Instrument No. 20200204-0013175, in the Register's Office of Davidson County, Tennessee, dated February 03, 2020, and recorded on February 04, 2020.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD BOUNDARY PLAT HARPETH SPRINGS, as recorded in Plat Book 6900, Page 421.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH SPRINGS, as recorded in Instrument No. 20031105-0162146.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of

HARPETH SPRINGS, REPLAT OF LOT 2, as recorded in Instrument No. 20180302-0019848.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180326-0028123, as amended and restated in Instrument No. 20180417-0036143, Amended in Instrument 20190130-0009015, Scrivener' s Affidavit in Instrument No. 20190325-0026836.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170922-0097599.
Easement for Drainage, recorded in Book 7349, Page 564.
Easement for Easement for Sewer Line, recorded in Book 7601, Page 409.
Easement for Drainage and Storm Water Pond Maintenance, recorded in Instrument No. 20171227-0131366.
Easement recorded in Book 735, Page 252.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030428-0056453.
Charter for Harpeth Springs Homeowners Association, Inc., record as Instrument No. 20190322-0026245

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, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2725 Gossett Trl, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 7th day of September, 2026.

~~Hsinyi~~ Hsieh
Hsinyi

STATE OF COLORADO

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, ~~Hsinyi~~ Hsieh, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

HSINYI

Witness my hand, at office, this 07th day of September, 2026.

Notary Public

NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028

Printed Name: the undersigned

My Commission Expires: 6/24/28

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue South, 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 7 day of September, 2026.

K. Thomas Sidwell
Date: 09/09/2026

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 09 day of September, 2026.

Notary Public
My Commission Expires: 12-1-29

