Karen Johnson Davidson County
Batch# 890859 DEEDWARRSP
07/19/2022 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $7,211.30
20220719-0082658

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,949,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY 2022.

Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stonesfair Financial Corporation	New Owner	**118-06-1C-001.00CO**
(NAME) **577 Airport Blvd, Ste 700**	(NAME)	**Out of**
(ADDRESS) **Burlingame, CA 94010**	(ADDRESS)	**118-06-0-027.00**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ASPEN CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **STONESFAIR FINANCIAL CORPORATION, A CALIFORNIA CORPORATION**, HEREINAFTER CALLED THE GRANTEES, 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 A on the Plan of Homes at 2929 Vaulx Lane, a Horizontal Property Regime with Private Elements, as shown on "Exhibit C" of the Declaration of Covenants, Conditions, and Restrictions for Homes at 2929 Vaulx Lane, a Horizontal Property Regime with Private Elements (a Planned Unit Development), pursuant to Tennessee Code Annotated Section 66-27-103(b), of record in Instrument Number 20200819-0093402, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said unit.

The Easements, Restrictive Covenants, Conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 2929 Vaulx Lane, a Horizontal Property Regime contained in said Declaration, the Plat filed as "Exhibit C" to said Declaration appearing in Instrument No. 20200819-0093402 and Bylaws appended thereto as "Exhibit B," said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being a portion of the property conveyed to Aspen Construction, LLC, a Tennessee limited liability company by Warranty Deed of Correction from Shawn Cosby, heir and Administrator of The Estate of Carl Cosby and Darryl Harvey, Trustee of The 2929 Vaulx Trust dated January 18, 2021 and recorded January 20, 2021 of record in Instrument Number 20210120-0008718, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **2929 A Vaulx Lane** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37204** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2022 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Book 843, pages 96 and 97 and Plan of record as Exhibit "C" of the DCCR of record in Instrument Number 20200819-0093402, said Register's Office; (c) Restrictions and By-Laws of record in Instrument Number 20200819-0093402, said Register's Office.

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 claiming by, through, or under Grantor but not further or otherwise. 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.

Witness my hand this 15th day of July 2022.

Aspen Construction, LLC

By: _____

John Zelenak, President

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared John Zelenak, with whom I am personally acquainted, and who upon oath, acknowledged himself to be President of Aspen Construction, LLC, the within named bargainor, a Tennessee limited liability company and that as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

WITNESS my hand and official seal at Brentwood, Tennessee, this 15th day of July 2022.

Pam McBroom
Notary Public

My Commission Expires: 5/9/22

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/19/2022 ____ (date of document).

Affiant Signature

07/19/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19 day of July, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025