Karen Johnson Davidson County
Batch# 1033471 DEEDWARRSP
08/02/2023 11 06 36 AM 2 pgs
Fees $13 00 Taxes $1,257 63

20230802-0059608

T-VL-23-123

SPECIAL WARRANTY DEED

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2023

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES 03/09/2027
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Nickolas Robert Downey	**Bank of Tennessee**	
(NAME)	(NAME)	**033-04-0D-129 00-CO**
123 Dry Creek Commons Drive	**301 E Center St**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Kingsport, TN 37660**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VASTLAND NORTHCREST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICKOLAS ROBERT DOWNEY, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

A certain condominium located in Davidson County, Tennessee, being Unit No 129 of Dry Creek Commons, a Condominium Development established pursuant to the provision 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 Master Deed establishing Dry Creek Commons of record in Declaration of Covenants, Conditions and Restrictions in Instrument No 20200529-0055770 and Re-recorded in Instrument No 20200612-0060166, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit to said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed

Being the same property conveyed to Vastland Northcrest Development, LLC by Quitclaim Deed fromVastland/Eatherly/McClung/Development, LLC of record in Instrument 20230802-0059607 Register's Office for Davidson County, Tennessee, dated 7/31/23 and recorded on 8/2/23

Being a portion of the same property conveyed to Vastland Eatherly McClung, LLC by Warranty Deed from Spaceport U S A , Inc , a Florida Corporation of record in Book 10207, Page 698 Register's Office for Davidson County , Tennessee, dated September 18, 1996 and recorded on September 30, 1996

Being a portion of the same property conveyed to Vastland/Eatherly/McClung/Development, LLC by Quitclaim deed from J D Eatherly of record in Instrument No 20050926-0114844 Register's Office for Davidson County, Tennessee, dated August 22, 2005 and recorded on September 26, 2005

This conveyance is subject to
- Taxes for the year 2023 and thereafter, not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 388, Plat Book 6250, Page 206, and Plat Book 2133, Page 43, and Plat Instrument No 20210521-0069685, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10087, Page 124, Instrument Number 20200529-0055770, being re-recorded in Instrument Number 20200612-0060166, Amendment in Instrument No 20220222-0019942, and Amendment No 2 in Instrument No 20220022-0019943, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to

handicap but does not discriminate against handicapped persons
• Charter-HOA of record in Instrument Number 20200612-0060463, in the Register's Office for Davidson County, Tennessee
• Water Line Easement Agreement of record in Instrument Number 20190820-0083473, in the Register's Office for Davidson County, Tennessee
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage and Appurtenances of record in Instrument Number 20200615-0061038, in the Register's Office for Davidson County, Tennessee
• Easement(s) for transmission line of record in Book 1153, Page 652, Book 3223, Page 325, Book 3223, Page 327, in the aforesaid Register's Office
• Easement(s) for sanitary sewers of record in Book 4472, Page 271, Book 4805, Page 797, Book 5083, Page 272, in the aforesaid Register's Office
• Subject to a non-exclusive easement for ingress and egress in Book 6448, Page 60, in the aforesaid Register's Office
• Deed of Dedication of record in Book 6636, Page 832, Register's Office for Davidson County, Tennessee
• Subject to the flow of any creeks, streams, or branches across subject property
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
• Subject to rights of others in and to the common areas and/or elements
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **123 Dry Creek Commons Drive, Goodlettsville, Tennessee 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED 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/our hand(s) this the 31st DAY OF JULY, 2023

Vastland Northcrest Development, LLC
BY _____
Mack H McClung
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACK H MCCLUNG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of VASTLAND NORTHCREST DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 31st of July, 2023

Brian D. Mitchell
Notary Public
My Commission Expires 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212