# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1059050 **DEEDWARRSP**
10/09/2023 02 41 51 PM 2 pgs
Fees $13 00 Taxes $2,108 63

20231009-0079361

T-VND-23-255-119

JILL BRADLEY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $569,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES 03-16-2026

(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) |
|---|---|---|
| **Caleb Matthew Austin and Michelle Karp** | **Liberty Federal Credit Union** | |
| (NAME) | (NAME) | **114-12-4A-042 00-CO** |
| **255 Stonecrest Circle** | **PO Box 5129** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | **Evansville, IN 47116-5129** | |
| (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 **CALEB MATTHEW AUSTIN AND MICHELLE KARP, HUSBAND AND WIFE,** 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

Land in Davidson County, Tennessee, being Unit No 119, together with common areas, as established by Declaration of Covenants, Conditions and Restriction for The Highlands at Stoneridge, a Horizontal Property Regime with Private Elements of record as Instrument No 20170905-0090767, Amended in Instrument No 20170915-0094659 and Instrument No 20190123-0006687, and Instrument No 20190607-0054759 and Instrument Number 20200310-0027036 and being shown on Plat attached thereto as Exhibit "B', in the Register's 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 Vastland Northcrest Development, LLC, a Tennessee limited liability company by Quitclaim deed from MS Development Partnership, a Tennessee General Partnership of record in Instrument No 20210809-0106728 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 09, 2021

This conveyance is subject to
- Taxes for the year 2024, not yet due and payable
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050421-0044398, Instrument No 20170905-0090767, amended in Instrument No 20170915-0094659, amended in Instrument No 20190123-0006687 and amended in Instrument No 20190607-0054759, amended in Instrument No 20200310-0027036, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20170913-0093566, in the Register's Office for Davidson County, Tennessee
- Restriction for Stormwater Facilities and Systems of record in Instrument Number 20160419-0037869, in the Register's Office for Davidson County, Tennessee
- Easement for Private Stormwater Management Facilities of record in Instrument Number 20070319-0032638, Instrument No 20070319-0032705 and Instrument No 20090522-0047154, in the Register's Office for Davidson County, Tennessee
- Parking Easement of record in Instrument Number 20080428-0042873, in the Register's Office for Davidson County, Tennessee
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20180730-0073897, in the Register's Office for Davidson County, Tennessee
- Water Line Easement of record in Instrument Number 20080428-0042872, in the Register's Office for Davidson County, Tennessee
- Easement to Tennessee Electric Power Co of record in Book 787, Page 3, in the Register's Office for Davidson County, Tennessee

- Agreement for the allowance of a trailer house of record in Book 3067, Page 471, in the Register's Office for Davidson County, Tennessee
- 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 **255 Stonecrest Circle, Unit 119, Nashville, Tennessee 37209**

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 6th DAY OF OCTOBER, 2023

Vastland Northcrest Development, LLC, a Tennessee limited liability company

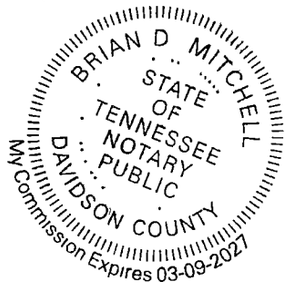
BY _____
Mack H McClung
Sole Member

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, A TENNESSEE LIMITED LIABILITY COMPANY 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 6th of October, 2023

_____
Notary Public
My Commission Expires 03/09/2027
(SEAL)




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