SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $566,600 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET R. MEAD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
05/05/2025
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1062990 **DEEDWARRSP**
10/19/2023 02 23.16 PM 2 pgs
Fees $13 00 Taxes $2,096 42

20231019-0082140

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)
Samantha Rose Siragusa	**Morgan Stanley Private Bank, National Association**	
(NAME) **253 Stonecrest Circle #118**	(NAME) **4270 Ivy Pointe Blvd**	**114-12-4A-041 00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) **Cincinnati, OH 45245**	
(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 **SAMANTHA ROSE SIRAGUSA,** 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 118, 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 and thereafter, 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 **253 Stonecrest Circle #118, 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 17th DAY OF OCTOBER, 2023

Vastland Northcrest Development, LLC

John Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of October, 2023.

Notary Public
My Commission Expires 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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