# SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS **GREATER** FOR **THIS TRANSFER** IS $645,500.00.

Affiant

Subscribed and sworn to me on 05/30/24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1141252 DEEDWARRSP
05/31/2024 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,388.35
20240531-0040565

THIS INSTRUMENT WAS PREPARED BY:
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Bruce Vaughan &<br>Joy Vaughan<br>2109 Gildridge Dr.<br>Nashville, TN 37221 | NEW OWNER | 169 03 0A 020.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephens Valley West, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Bruce Vaughan and Joy Vaughan, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20, Stephens Village West 116, as shown on Final Plat of record in Instrument No. 20210409-0047643, as corrected by Surveyor's Certificate of Correction recorded in Instrument No. 20210428-0056721, and amended in Instrument No. 20230106-0001193, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Stephens Valley West LLC, a Tennessee limited liability company by Warranty Deed from J. Gregory Hardeman, Executor of the Estate of WE. Stephens, Jr. (as to parcel 2) and Equitable Trust Company, Trustee of the Stephens Christian Trust (as to parcel 1), dated January 31, 2020 and recorded February 4, 2020 in Instrument No. 20200204-0012662, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2024 Davidson County and subsequent taxes are assumed by the Grantee;
2. Restrictions, dedications, conditions, reservations, easements and all other matters shown on the Final Plat of Stephens Village West 116, of record in Instrument No. 20210409-0047643, corrected by Surveyor's Certificate of Correction in Instrument No. 20210428-0056721, as amended in Instrument No. 20230106-0001193, in the Register's Office for Davidson County, Tennessee, but deleting any covenant condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c);
3. Declaration of Protective Covenants, Conditions and Restrictions for Stephens Valley West Association, Inc., of record in Instrument No. 20230104-0000465, as amended in Instrument No. 20230217-0011725, in the Register's Office for Davidson County, Tennessee, but deleting any covenant condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c);
4. By-Laws of Stephens Valley West Owners Association, Inc., attached as Exhibit "B" to the Master Deed recorded in Instrument No. 20230104-0000465, in the Register's Office for Davidson County, Tennessee;
5. Master Declaration of Protective Covenants, Conditions and Restrictions for Stephens Valley, of record in Book 7228, Page 879, as amended in Book 7444, Page 341; Book 7517, Page 716; Book 7629, Page 49 (corrected by Scrivener's Affidavit in Book 7835, Page 214); Book 7898, Page 510 (corrected by Scrivener's Affidavit

in Book 7972, Page 331); Book 8733, Page 361; Book 9110, Page 370 and Book 9197, Page 67, Register's Office for Williamson County, Tennessee, but deleting any covenant condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c);

6. Easement to Comcast Cable Communications Management, LLC, of record in Instrument No. 20201201-0139311, in the Register's Office for Davidson County, Tennessee;
7. HVUD Public Utilities Easement, of record in Instrument No. 20170320-0026634, in the Register's Office for Davidson County, Tennessee;
8. Tree Protection Easement, of record in Instrument No. 20180131-0009708, in the Register's Office for Davidson County, Tennessee;
9. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20200310-0026820, in the Register's Office for Davidson County, Tennessee;
10. Agreement for Dedication of a Driveway Easement, of record in Instrument No. 20200602-0056303, in the Register's Office for Davidson County, Tennessee;
11. Easement to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20170818-0085295, in the Register's Office for Davidson County, Tennessee;
12. Grant of Sign Easement, of record in Instrument No. 20130523-0052477, in the Register's Office for Davidson County, Tennessee;
13. Declaration of Land Use Restriction, of record in Instrument Number 20130523-0052479, in the Registers Office for Davidson County, Tennessee;
14. Joint Access Easement, of record in Instrument Numbers 20200626-0069237 and 20200626-0069238, in the Registers Office for Davidson County, Tennessee;
15. Easement in Deed of record in Book 6503, Page 161, in the Registers Office for Davidson County, Tennessee;
16. Deed to the State of Tennessee, of record in Book 6802, page 898 and Final Judgment to the State of Tennessee recorded in Book 5154, Page 820, in the Register's Office for Davidson County, Tennessee;
17. Notice of Completion recorded in Instrument No. 20240520-0037495, Register's Office for Davidson County, Tennessee; and
18. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements, rights of way for public utilities, and all other matters of record applicable to this property.

This property is also known as improved property located at 2109 Gildridge Dr., Nashville, TN 37221.

**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 successors and assigns, forever, and GRANTOR does hereby covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind himself/ herself, his/ her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

**WITNESS** my hands this 05/30/24.

Stephens Valley West, LLC,
a Tennessee limited liability company

**By: Donald F. Rochford, Sole Member**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, **Donald F. Rochford**, with whom I am personally acquainted, and who, upon oath, acknowledged **himself to be the Sole Member of Stephens Valley West, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing for Stephens Valley West, LLC, a Tennessee limited liability company, by himself as the Sole Member.**

**Witness my hand and official seal on 05/30/24.**

**NOTARY PUBLIC** **My Commission Expires:** 9-8-2025

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Certificate of Authenticity

I John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith an that this is a true and correct copy of the original document executed and authenticated according to law on May 30th, 2024.

John Cobb Rochford

May 30th, 2024

Date

State of Tennessee

County of Davidson

Personally appeared before me Brooke Sobo, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on May 30th, 2024.

Brooke Sobo

My commission expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025