SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1217061 DEEDWARR
12/17/2024 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20241217-0097651

File #23-KA-1090-208

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF December, 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deborah Vahle and Matthew Charette	**Same as New Owner**	
(NAME)	(NAME)	**061 03 0F 208.00 CO**
2445 Eastland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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,

HAYSBORO PROJECT, 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

DEBORAH VAHLE AND MATTHEW CHARETTE, A MARRIED COUPLE,

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:

Situated in Davidson County, Tennessee, being UNIT 208 of THE HAYSBORO, a Condominium according to the Declaration of Condominium thereof, recorded in Instrument No. 20230612 0044437, and First Amendment recorded in Instrument Number 20240916 0071361, in the Register's Office for Davidson County, Tennessee. Said unit depicted in Exhibit B of said Declaration.

Being a portion of the same property conveyed to Haysboro Project, LLC, a Tennessee limited liability company by Warranty Deed from Core Holdings, LLC, a Tennessee limited liability company of record in Instrument No. 20230612-0044436, in the Register's Office for Davidson County, Tennessee, dated June 01, 2023 and recorded on June 12, 2023.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Declaration establishing a Horizontal Property Regime of THE HAYSBORO of record in Instrument Number 20230612-0044437, and First Amendment of record in Instrument Number 20240916 0071361, Register's Office for Davidson County, Tennessee.
* Restrictions referenced in warranty deed of record as Instrument Number 20191008-0102785 in the Register's Office for Davidson County, Tennessee.
* Agreement or Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4178, Page 424, in the Register's Office for Davidson County, Tennessee.
* Agreement or Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 643, in the Register's Office for Davidson County, Tennessee.
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080402-0033222, in the Register's Office for Davidson County, Tennessee.
* Declaration of Restrictions and Covenants for Stormwater Facilities of record in Instrument Number 20230711-0052994, in the Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument Number 20230817-0064052, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1090 Haysboro Avenue, #208, Nashville, TN 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that said land is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Witness my/our hand(s) this the 13th day of December, 2024.

Haysboro Project, LLC, a Limited Liability Company

By: _____
Loy Carney, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared LOY CARNEY, AUTHORIZED AGENT for HAYSBORO PROJECT, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be AUTHORIZED AGENT for HAYSBORO PROJECT, LLC, the within named bargainor, a Limited Liability Company, and that such LOY CARNEY, AUTHORIZED AGENT for HAYSBORO PROJECT, LLC, as such AUTHORIZED AGENT, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as AUTHORIZED AGENT.

Witness my hand and seal this the 13th day of December, 2024.

_____
Notary Signature
My commission expires: 7.7.25

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

True Copy Certification

I, **Kaz Arbogast,** 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 this the 13 day of December, 2024.

Affiant Signature

Date 12.13.24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of December, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027