SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1218484
12/19/2024 04 09 06 PM
Fees $13 00 Taxes $3,408 49

Davidson County
DEEDWARRSP
2 pgs

20241219-0098875

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

T-VAST-24-126-126

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $921,212 71

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2024

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)
Joseph Ganey and Kimberly Ganey	**New Owner**	
(NAME)	(NAME)	**160-16-0D-126.00-CO**
9619 16th Circle NW		
(ADDRESS)	(ADDRESS)	
Bradenton, FL 34209		
(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 **JOSEPH GANEY AND KIMBERLY GANEY, 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 126 on the Plan of Shadow Springs, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No Instrument Number 20210525-0070971, as amended in Instrument Number 20211015-0138902, 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 by Quitclaim Deed from Vastland Northcrest Development, LLC of record in Instrument Number 20210311-0031906, in the Register's Office for Davidson County, Tennessee, dated March 09, 2021 and recorded on March 11, 2021

This conveyance is subject to
• Taxes for the year 2025 and thereafter, not yet due and payable.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Shadow Springs with By-Laws appended thereto, of record in Instrument Number 20210525-0070971, as amended in Instrument Number 20211015-0138902, Register's Office for Davidson County, Tennessee
• Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Shadow Springs, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20210525-0070971, as amended in Instrument Number 20211015-0138902, Register's Office for Davidson County, Tennessee
• Charter of Shadow Springs Homeowners' Association, Inc of record in Instrument Number 20210629-0088213, Register's Office for Davidson County, Tennessee
• Covenants, conditions and restrictions contained in instrument of record in Book 6020, Page 335, in the Register's Office for Davidson County, Tennessee
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7306, Page 97 and in Book 7306, Page 94, in the Register's Office for Davidson County, Tennessee
• Easement to the State of Tennessee of record in Book 7859, Page 405, in the Register's Office for Davidson County, Tennessee
• Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20210204-0016474, Register's Office for Davidson County, Tennessee
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210303-0027733, Register's Office for Davidson County, Tennessee
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20210603-0074430, 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 **126 Shadow Springs Drive #126, Brentwood, Tennessee 37027**

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 16th DAY OF DECEMBER, 2024

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 16th of December, 2024

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