RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Williamson)
Karen Johnson Davidson County Batch# 1218585 DEEDWARRSP 12/20/2024 09:57:30 AM 6 pgs Fees: $33.00 Taxes: $15,910.00 20241220-0099017	The actual consideration for this transfer or value of property transferred (whichever is greater) is $4,300,000.00. Affiant Sworn to and subscribed before me this 19th day of December, 2024. Notary Public My Commission Expires: 6/6/27 (SEAL)
THIS INSTRUMENT PREPARED BY: Rochford Law & Real Estate Title, PLLC 2200 Abbott Martin Rd. Ste. 201 Nashville, TN 37215	

BRANDY CATALAMOTTO NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

Address New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
Vanderbilt University Office of the General Counsel Attention: Sean Scally 2100 West End Ave, Suite 750 Nashville, TN 37203-5233	New Owner	104024E00100CO 104024E00200CO 104024E00300CO

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and effective as of the 18th day of December, 2024 by and between:

BRYAN CASTRO, a single man, and JULEE CASTRO, a single woman (collectively, "***Grantor***"); and

VANDERBILT UNIVERSITY, a Tennessee nonprofit corporation ("***Grantee***").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantor has bargained and sold and does hereby transfer and convey to Grantee certain improved real property commonly known as 119 A, 119 B, and 119 C 30th Avenue South, Nashville, Tennessee, 37212, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "***Property***").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions set forth or described in Exhibit B attached hereto and incorporated herein by reference (the "***Exceptions***").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever.

Grantor covenants that, subject to the Exceptions, the matters set forth above, or as otherwise set forth herein, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey the Property, and that the Property is free from all encumbrances made by Grantor. Grantor further covenants and binds itself to warrant and forever defend the title to the Property to Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but not otherwise.

[Signature page follows; the remainder of this page intentionally left blank]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed or has caused the same to be executed as of this 18th day of December, 2024.

GRANTOR:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Bryan Castro

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

Julee Castro

STATE OF California)
COUNTY OF Alameda)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, BRYAN CASTRO and JULEE CASTRO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December, 2024.

Notary Public

My Commission Expires: June 12, 2025

ENC1 FELICIA Y. MILLER COMM. # 2360912 NOTARY PUBLIC • CALIFORNIA ALAMEDA COUNTY My Comm. Expires June 12, 2025 ENC1

EXHIBIT A
LEGAL DESCRIPTION

Certain townhomes located in Davidson County, Tennessee, being Unit Nos. A, B and C of Townhomes at 119 30th Avenue South, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 119 30th Avenue South, a Horizontal Property Regime of record in Instrument Number 20140620-0054037 and as amended in Instrument No. 20151230-0131007, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Units being depicted on Exhibit "B" to said Declaration; together with an appurtenant undivided interest in the respective Limited Common Elements as set forth in said Declaration; and together with an appurtenant undivided membership interest, respectively, in the Association, as set forth in said Declaration.

Unit A being the same property conveyed to Bryan Castro a single man and Julee Castro a single woman by Warranty Deed of record in Instrument No. 20181019-0103943, Register's Office for Davidson County, Tennessee.

Unit B being the same property conveyed to Bryan Castro and Julee Castro by Warranty Deed of record in Instrument No. 20181203-0117591, Register's Office for Davidson County, Tennessee.

Unit C being the same property conveyed to Bryan Castro, a single man, and Julee Castro, a single woman, as joint tenants with rights of survivorship, by Warranty Deed of record in Instrument No. 20190205-0010909, Register's Office for Davidson County, Tennessee.

EXHIBIT B
EXCEPTIONS

1. 2025 Davidson County taxes and for Map-Par. Nos. 104-02-0E-001.00-CO (Unit A), 104-02-4E-002.00-CO (Unit B), and 104-02-4E-003.00-CO (Unit C).
2. Subject to all matters shown on the Plan of record in Plat Book 161, Page 171, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140620-0054037 and amended in Instrument No. 20151230-0131007, Register's Office for Davidson County, Tennessee.
4. Quitclaim Deed from Honeybee Partners, LLC, a Tennessee limited liability company to Vanderbilt Place Partners, a Tennessee partnership of record in Instrument Number 20150219-0014568, in the Register's Office for Davidson County, Tennessee.
5. Subject to rights of others in and to the common areas and/or elements.
6. 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.

Tennessee Certification of Electronic Document

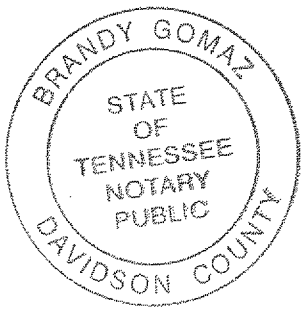
I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/18/2024 (date of document).

Affiant Signature

12/20/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of December, 2024.



Brandy Gomaz
Notary's Signature

My Commission Expires: 5/5/25