Karen Johnson Davidson County
Batch# 1230131 DEEDWARRSP
01/27/2025 07:59:30 AM 3 pgs
Fees: $18.00 Taxes: $7,844.00
20250127-0005812

Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
The Moore Family Trust dated July 11, 2007 5377 Leipers Creek Rd. Franklin, TN 37064	119-16-0B-062.00-CO 119-16-0B-063.00-CO 119-16-0B-064.00-CO 119-16-0B-065.00-CO	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 2012 21st Ave. S, Nashville, TN 37212		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **GLENCLIFF TOWNHOMES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **Matthew Michael Moore, Trustee of The Moore Family Trust dated July 11, 2007** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Land in Davidson County, Tennessee, being Unit Nos 62, 63, 64, and 65, as shown on the Plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Noble Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230515-0036313, as corrected by Scrivener's Affidavit recorded in Instrument No. 20230526-0039842, and amended in Instrument No. 20240429-0030963, 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 Glencliff Townhomes, LLC by Quitclaim Deed from Glencliff Sitework LLC of record in Instrument No. 20240412-0026294, Register's Office for Davidson County, Tennessee, dated April 9, 2024 and recorded on April 12, 2024.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Noble Place, of record in Instrument Number 20230515-0036313, as corrected by Scrivener's Affidavit recorded in Instrument No. 20230526-0039842, and amended in Instrument No. 2024029-0030963, Register's Office for Davidson County, Tennessee.

2) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20230110-0002161 and Instrument Number 20240723-0055188, in the Register's Office for Davidson County, Tennessee.

3) Subject to all matters shown on the Plan of record as Instrument Number 20230508-0034034, Register's Office of Davidson County, Tennessee. Scrivener's Affidavit recorded in Instrument No. 20230515-0036316, said Register's Office.

4) Subject to all matters shown on the Plan of record in Plat Book 5210, Page 366, and Plate Book 1130, Page 23, Register's Office for Davidson County, Tennessee.

5) Restrictions of record in Book 1163, Page 372, in the Register's Office for Davidson County, Tennessee.

6) Amendment to Setback Lines for Glencliff Subdivision Section A of record in Book 1556, Page 460, Register's Office for Davidson County, Tennessee.

7) Charter of record in Instrument Number 20230601-0041324, in the Register's Office for Davidson County, Tennessee

8) Grant of Easement of record in Instrument Number 20230809-0061799, and Instrument Number 20240105-0001241, in the Register's Office for Davidson County, Tennessee.

9) Right of Way Deed to State of Tennessee of record in Book 2906, Page 447, in the Register's Office for Davidson County, Tennessee.

10) Taxes for the year 2024, a lien due and payable, but not delinquent.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,120,000.00

Affiant

Subscribed and sworn to before me this 22nd Day of JANUARY, 2025.

Notary Public
My Commission Expires: _____

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

These are improved properties located at **1224 Valerie Lane, 1226 Valerie Lane, 1228 Valerie Lane, and 1230 Valerie Lane, Nashville, TN 37211.**

TO HAVE AND TO HOLD the Property 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 the Property 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 and quiet possession to the Property 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.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 22nd day of JANUARY, 2025.

Glencliff Townhomes, LLC

BY: _____
Joseph M. Roberts, III
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH M. ROBERTS, III, 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 MANAGER of GLENCLIFF TOWNHOMES, LLC the within named bargainor, a limited liability company, and that he as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of JANUARY, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

Tennessee Certification of Electronic Document

I, Sandy McCollum 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 1/22/25 (date of document).

Affiant Signature

1/22/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/17/2026

NOTARY'S SEAL

