Karen Johnson
Batch # 1232863
02/03/2025 09 41 01 AM
Fees $13 00 Taxes $1,949 10

Davidson County
DEEDWARRSP
2 pgs

20250203-0007829

This Instrument prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Joseph Opalensky		
518 Proximity Circle	NEW OWNER	071-01-0E-018.00 CO
Nashville, TN 37207		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **RSD Trinity Lane, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Joseph Opalensky, single man** (the "Grantee"), Grantee's 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 Unit No. 18 on the plan of Proximity, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Proximity, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210830-0116796 and amended in Instrument No. 20210903-0118829 and Instrument No. 20230524-0039230 and corrected in Instrument No 20230525-0039558, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to RSD TRINITY LANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from NORTH LIGHTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OWNER OF 59.0% UNDIVIDED INTEREST, MARY MARGARET WESTER, TRUSTEE OF THE MARY MARGARET WESTER TRUST OWNER OF A 32.2% UNDIVIDED INTEREST, TREY CAIN, TRUSTEE OF THE LEMONS AND LEMONADE EDUCATION TRUST 2015*4, OWNER OF A 5 4% UNDIVIDED INTEREST AND TREY CAIN, TRUSTEE OF THE SISTERS OF THE BVM 2011*8 RETIRED SENIOR SISTERS TRUST OWNER OF A 3 4% UNDIVIDED INTEREST, of record in Instrument No. 20201001-0113683, dated September 30, 2020, said Register's Office.

TTHIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **518 Proximity Circle, Nashville, TN 37207**

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, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the ____ day of _____, _____.

RSD Trinity Lane, LLC, a Tennessee limited liability company

BY: Red Seal Development Corp., an Illinois corporation

BY: _____
Todd Fishbein
ITS: CEO

State of TN
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared Todd Fishbein with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the CEO of Red Seal Development Corp., an Illinois Corporation, the Manager of RSD Trinity Lane, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such CEO executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Manager of the limited liability company by himself as CEO.

Witness my hand and official seal at office this 31st day of January, 2025

_____
NOTARY PUBLIC
My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 526,785.00

_____
Affiant

Subscribed and sworn to before me this 31st day of January, 2025

_____
NOTARY PUBLIC
My Commission Expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028