Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
John Kramer 1319 Shannon Lane Nashville, TN 37211	119-16-0B-087.00-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 **JOHN KRAMER and HELEN KRAMER,** tenants in common with rights of survivorship ("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 No 87, 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. 20240612-0044067, Register's Office for Davidson County, Tennessee, dated June 11, 2024 and recorded on June 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, 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, in the Register's Office for Davidson County, Tennessee.

9) Grant of Easement Distribution of record in Instrument Number 20240105-0001241, in the Register's Office for Davidson County, Tennessee

10) Taxes for the year 2025, a lien not yet due and payable

Karen Johnson
Batch # 1233222
02/04/2025 09 31 AM
Fees $13 00 Taxes $2,220 00
Davidson County
DEEDWARRSP
2 pgs
20250204-0008310

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $599,999.00

Affiant

Subscribed and sworn to before me this 30th Day of JANUARY, 2025.

Notary Public
My Commission Expires: 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

This is improved property located at **1319 Shannon 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 30th 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 30th 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