SPECIAL WARRANTY DEED

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

Karen Johnson
Batch # 1265656
04/29/2025 10 55 53 AM
Fees $13 00 Taxes $1,544 38

Davidson County
DEEDWARRSP
2 pgs

20250429-0032923

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)
Marie A. Burke	**CMG MORTGAGE INC. dba CMG Home Loans**	
(NAME)	(NAME)	
537 Tulip Springs Rd # 11	**3160 Crow Canyon Road, Ste 400**	**076-08-0A-011 00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**San Ramon, CA 94583**	
(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 **MARIE A. BURKE, A SINGLE WOMAN,** 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 11, on the Plan of Tulip Springs Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20230630-0050245, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Tract II (vesting deed)

Being part of the same property conveyed to Vastland Northcrest Development LLC a Tennessee limited liability company by Warranty Deed from Cynthia Ludlow as the Trustee of the Andrus Ludlow Preservation Trust dated September 21, 2011 dated June 25, 2021 and recorded July 2, 2021 in Instrument No 20210702-0090035, and Scrivener's Affidavit in Instrument No 20210930-0131448, Register's Office of Davidson County, Tennessee

Tract I· (vesting deed)

Being a portion of the same property conveyed to Vastland Northcrest Development, LLC by Quitclaim Deed from Vastland Northcrest Development, LLC, (for the purpose of combining tracts) of record as Instrument Number 20221102-0118232, Register's Office for Davidson County, Tennessee, dated November 1, 2022 and recorded on November 2, 2022

This conveyance is subject to
• Taxes for the year 2025 and thereafter, a lien not yet due and payable
• All matters of record in Book 2, Page 29 and Instrument No 20210518-0067493, in the Register's Office for Davidson County, Tennessee
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20230630-0050245, Register's Office for Davidson County, Tennessee
• Declaration and covenants for stormwater facilities and systems in Instrument No 20220304-0025170, Register's Office of Davidson County, Tennessee
• Restrictive Covenant for Detached Structure of record in Instrument Number 20010222-0016469, in the Register's Office for Davidson County, Tennessee
• General Agreement re· 20' Easement for water line of record in Instrument Number 20021211-0152981, in the Register's Office for Davidson County, Tennessee

- Easement in favor of First Suburban Water Utility District of record in Book 7116, Page 196, in the Register's Office for Davidson County, Tennessee
- Agreements for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 7133, Page 225 and Book 7133, Page 229, in the Register's Office for Davidson County, Tennessee
- Agreed Order in favor of the City of Mt. Juliet of record in Book 7630, Page 767, in the Register's Office for Davidson County, Tennessee
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways
- Acreage content of the subject property is not hereby insured Reference to acreage is left in the description merely for convenience in identifying the tract
- Subject to the flow of any creeks, streams, or branches across subject property
- 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 **537 Tulip Springs Rd # 11, Hermitage, Tennessee 37076**

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 23rd DAY OF APRIL, 2025

Vastland Northcrest Development, LLC

BY _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, 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 AUTHORIZED AGENT of VASTLAND NORTHCREST DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 23rd of April, 2025

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212