SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 03/09/2027 (AFFIX SEAL)

Karen Johnson
Batch # 1270432
05/08/2025 10 36 38 AM
Fees $13 00 Taxes $1,572 13

Davidson County
DEEDWARRSP
2 pgs

20250508-0036058

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)
Autumn V. Gabba and Michael D. Gabba	**New Owner**	
(NAME)	(NAME)	**076-08-0A-008.00-CO**
5250 Hwy 2		
(ADDRESS)	(ADDRESS)	
Priest River, ID 83856		
(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 **AUTUMN V. GABBA AND MICHAEL D. GABBA, WIFE AND HUSBAND,** 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 8, 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

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

Further 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

Further being part of the same property conveyed to Vastland Northcrest Development, LLC, a Tennessee limited liability company by Warranty Deed from Odell P Bradley, Jr , an unmarried man, dated May 25, 2021 and recorded May 27, 2021 in Instrument No. 20210527-0072087, Register's Office of Davidson County, Tennessee; see Scrivener's Affidavit correcting legal description in Instrument No. 202108060-0106474 and Quitclaim Deed of Correction in Instrument No 20210806-0106473, said Register's Office

This conveyance is subject to
• Taxes for the year 2025 and thereafter, 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: **531 Tulip Springs Road, 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 5th DAY OF MAY, 2025.

Vastland Northcrest Development, LLC

BY: _____
Mack H McClung
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of May, 2025.

_____
Notary Public
My Commission Expires 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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