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 18 DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-2026
(AFFIX SEAL)

BRANYAN LIPSCOMB NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1300436
07/21/2025 02 59 15 PM
Fees $13 00 Taxes $1,572 13

20250721-0057422

Davidson County
DEEDWARRSP
2 pgs

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)
Ryan Van Wie	**New Owner**	
(NAME)	(NAME)	
940 Cowhide Road	**940 Cowhide Road**	**076-08-0A-013 00-CO**
(ADDRESS)	(ADDRESS)	
Corona, CA 92882	**Corona, CA 92882**	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN VAN WIE,** 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 13, 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 a portion of the same property conveyed to Andrus G Ludlow by Warranty Deed from O P Bradley, Trustee of record in Instrument No 20010117-0005134 Register's Office for Davidson County, Tennessee, dated January 15, 2001 and recorded on January 17, 2001

Being part of the same property conveyed to Cynthia Ludlow as the Trustee of the Andrus Ludlow Preservation Trust dated September 21, 2011 by Quit Claim Deed from Andrus G Ludlow of record in Instrument No 20111019-0081405 Register's Office for Davidson County, Tennessee, dated September 21, 2011 and recorded on October 19, 2011

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 part of the same property conveyed to Odell P Bradley, Jr , an unmarried man by Quitclaim Deed from Odell P Bradley, Jr also known as O P Bradley, Trustee of record in Instrument No 20080415-0038086 Register's Office for Davidson County, Tennessee, dated January 30, 2008 and recorded on April 15, 2008

Being a portion 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

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, 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, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• 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 **541 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 18 DAY OF JULY, 2025

Vastland Northcrest Development, LLC

BY _____
Mack 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 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 ~~25th~~ 18th of July, 2025

_____
Notary Public
My Commission Expires: _____
(SEAL)

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

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