Karen Johnson Davidson County
Batch# 1363161 DEEDWARRSP
12/30/2025 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,603.58
20251230-0103916

SPECIAL WARRANTY DEED



T-VND-25-607-TS17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2025.

Notary Public

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

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)
Glenn Allen Hoort	**New Owner**	
(NAME)	(NAME)	
607 Tulip Springs Court		**076-08-0A-017.00-CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 **GLENN ALLEN HOORT AND SPOUSE, MARGA LIZBETH HELDER HOORT AS TENANTS BY THE ENTIRETY AS BETWEEN THEMSELVES, AND AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WITH CATHERINE ANNE HOORT, 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. 17, 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 S. Ludlow, Trustee of the Andrus Ludlow Preservation Trust Agreement 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 with full power to convey without the joinder of any person or persons 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 26, 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 2026 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, by-laws, 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: **607 Tulip Springs Court, 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 29th DAY OF DECEMBER, 2025.

Vastland Northcrest Development, LLC

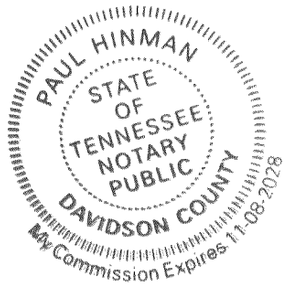
BY:_____
John Gleaves
Authorized Agent

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 29th of December, 2025.

_____
Notary Public
My Commission Expires: _____
(SEAL)



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 29, 2025 (date of document).

Affiant Signature

Date December 30, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 30th day of December 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/05/29

