THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200225169

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and ~~sworn to~~ before me, this 6th day of January, 2021.

Notary Public
My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 4, 2023

Karen Johnson Davidson County
Batch# 549825 **DEEDWARR**
01/08/2021 10:18:43 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20210108-0003866

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
VT Enterprises, GP 125 Belle Forest Cir Suite 104 Nashville, TN 37221	New Owner	Tax Parcel ID No. 114 00 0 136.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Debbie Denning and husband, Phillip Denning,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **VT Enterprises, GP, a Tennessee general partnership**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being a tract or parcel of land in Davidson County, Tennessee and being more particularly described as follows:

Beginning on South margin of Old Charlotte Pike at the Northwesterly corner of the herein described tract; thence with said margin South 82 degrees 08 minutes 05 seconds East, 146.41 feet to the start of a curve to the right, with a delta of 20 degrees 04 minutes 21 seconds a radius of 410.00 feet and an arc length of 143.64; thence with another curve to the right and leaving the South margin of Old Charlotte Pike with a delta of 95 degrees 53 minutes 41 seconds a radius of 25.00 feet and an arc length of 41.84 feet; thence with the Westerly of a proposed 50 minutes street South 33 degrees 49 minutes 56 seconds West, 204.29 feet; thence with a curve to the left with a delta of 34 degrees 37 minutes 15 seconds 84.09 feet: thence South 00 degrees 47 minutes 19 seconds East, 72.08 feet to the Southerly line if the herein described tract; thence North 83 degrees 49 minutes 55 seconds West, 200.46 feet to the Southwesterly corner of the herein described tract; thence North 06 degrees 30 minutes 00 seconds East, 402.19 feet to the point of beginning, and containing 2.24 acres, more or less.

Being the same property conveyed to Debbie Denning and husband, Phillip Denning, by Warranty Deed from John Thomas, and Wife, Jacqueline Thomas, of record in Instrument No. 20050705-0076780, in the Register's Office of Davidson County, Tennessee, dated June 28, 2005 and recorded on July 05, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of DAVIDSON taxes for the year 2021 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 787, Page 3 and Book 2041, Page 96.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20110418-0029762.

Easement for Pipeline and Wall, recorded in Book 1246, Page 687.

Agreement for Dedication of Easement, recorded in Instrument No. 20030410-0048070.

This is improved property located at 7335 Old Charlotte Pike Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of January, 2021.

Debbie Denning

Phillip Denning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Debbie Denning and Phillip Denning, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of January, 2021.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024