This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-12487-TC

0-SB.WG.21.730.132

Karen Johnson Davidson County
Batch# 685035 DEEDWARR
07/28/2021 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210728-0101360

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 28 day of June, 2021.

Notary Public
My Commission Expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bellasera Holdings, LLC c/o James K. Pendergrass, Jr. PO Box 33809 Raleigh, NC 27636	New Owner	114-04-0A-023-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Lauren Majors and Chandler Klein, as joint tenants with right of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bellasera Holdings, LLC, a North Carolina Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 132, together with the appurtenant common elements of 730 Boulevard West, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for 730 Boulevard West, a townhouse planned unit development (horizontal property regime with private elements), of record in Instrument No. 20180806-0076818; and in Instrument No. 20180806-0076995; as amended in Instrument No. 20190306-0020566; and in Instrument No. 20190516-0046335, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of 730 Boulevard West, attached as exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 730 Boulevard West provided in said Declaration, as amended, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Lauren Majors and Chandler Klein, as joint tenants with right of survivorship by Warranty Deed from VT Enterprises, a Tennessee general partnership, dated July 29, 2020, recorded July 30, 2020, of record in Instrument No. 20200730-0083832, Register's Office for Davidson County, Tennessee; and further, being a portion of the property conveyed to VT Enterprises, LLC by Quitclaim Deed from Libra Holdings, LLC, dated September 5, 2017, recorded October 6, 2017, of record in Instrument No. 20171006-0102762, Register's Office for Davidson County, Tennessee.
This is improved property located at: **730 Old Hickory Boulevard, #132, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 28th day of June, 2021.

GRANTOR:

Lauren Majors

Chandler Klein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lauren Majors and Chandler Klein, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of June, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

I, Adam H. Jefferson, 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 6-28-21 (date of document).

Affiant Signature

Date 6-28-21

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of June, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY