Karen Johnson Davidson County
Batch# 844170 DEEDWARR
04/22/2022 10:57:07 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50
20220422-0046728

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or va
greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me this
20th day of April, 2022.

Notary Public
My Commission Expires: 1-6-25

2022-172

Address of New Owner:	Send Tax Bills to:	Tax Information:
Derrick Main	New owner	
724 Old Hickory Boulevard		114-04-0A-037.00-CO
Nashville, TN, 37209		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Amanda Starnes Fermstad and Adam Fermstad, wife and husband,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Derrick Main,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 724C of 730 Boulevard West, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 730 Boulevard West, A Townhouse Planned Unit Development, a Horizontal Property Regime of record in Instrument Numbers 20180806-0076818 and 20180806-0076995, as amended in Instrument 20190306-0020566 and 20190516-0046335, Third Amendment in Instrument 20210723-0099278, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Amanda D. Starnes, an unmarried woman by Warranty deed from VT Enterprises, GP, a Tennessee General Partnership of record in Instrument No. 20190726-0073855 Register's Office for Davidson County, Tennessee, dated July 19, 2019 and recorded on July 26, 2019.

Amanda D. Starnes and Amanda Starnes Fermstad are one in the same person.

Adam Fermstad, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in the subject property.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **724 Old Hickory Boulevard, C, Nashville, TN 37209.**

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. 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 our hands this 20th day of April, 2022.

Amanda Starnes Fermstad

Amanda Starnes Fermstad

Adam Fermstad

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amanda Starnes Fermstad and Adam Fermstad, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 2022.

Notary Public
My Commission Expires:

