Karen Johnson Davidson County
Batch# 849987 DEEDWARR
05/03/2022 11:02:30 AM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20220503-0051212

THIS INSTRUMENT PREPARED BY: William G. Brown **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $400,000.00. **Affiant** Subscribed and sworn to before me, this 27th day of April, 2022. Notary Public My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:
David J. Van Horne
4546 Tom Lunn Road
Spring Hill, TN 37174

Send Tax Bills To:
New Owner

Map-Parcel Number:
114-04-0A-030.00CO

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 Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KASEY VAN HORNE**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID J.**

VAN HORNE, married, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 141 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 No. 20180806-0076818, Instrument No. 20180806-0076995, amended in Instrument Numbers 20190306-0020566, Instrument No. 20190516-0046335 and Instrument No. 20210723-0099278, Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B to said Declaration.
>
> Being the same property conveyed to Kasey Van Horne, unmarried, by deed from VT Enterprises, LLC, a Tennessee limited liability company by and through VT Enterprises, a Tennessee general partnership, of record in Instrument No. 20200505-0046897, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20180806-0076818 and Instrument No. 20180806-0076995, as amended in Instrument No. 20190306-0020566, Instrument No. 20190516-0046335 and 20210723-0099278, Register's Office for Davidson County, Tennessee.

3. Easement for Power Lines recorded in Book 787, Page 3, Register's Office for Davidson County, Tennessee.

4. Easement for Public Utilities of recorded in Book 1489, Page 316 and Instrument No. 20190806-0078061, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Public Right of way as set forth in instrument recorded in Instrument No. 20180411-0034126, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains. Pumps & Appurtenances as set forth in instrument recorded in Instrument No. 20180524-0050012, Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities & Systems recorded at Instrument No. 20180510-0044731, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to the use of the common areas/elements.

This is improved property known as: 730 Old Hickory Boulevard, #141, 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 Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

{Signature page to follow}

WITNESS my hand this 27th day of April, 2022.

Kasey Van Horne

By: _____
David J. Van Horne, her Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **David J. Van Horne**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Kasey Van Horne**, and who acknowledged that he executed the same as the free act and deed of the said **Kasey Van Horne**.

Witness my hand and official seal this 27th day of April, 2022.

_____
Notary Public

My Commission Expires: 10/17/2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

202205030051212

True Copy Certification

I, William G. Brown, 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 April 27, 2022.

Affiant Signature

Date: 4/27/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 27th day of April, 2022.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

