THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210836947** Karen Johnson Davidson County Batch# 973897 DEEDWARR 02/24/2023 10:06:20 AM 2 pgs Fees: $13.00 Taxes: $2,349.50 20230224-0013119	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $635,000.00. Affiant Subscribed and sworn to before me, this 23rd day of February, 2023. Notary Public My Commission Expires: 5/7/24 RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: VT Enterprises 125 Belle Forest Cir Suite 104 Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114 00 0 221.00

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, **Lynnette M. Lavers, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **VT Enterprises, a Tennessee general partnership**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 8th, formerly the 12th Civil District of Davidson County, Tennessee described as follows:

Beginning at a Point in the center line of Sawyer Brown Road, thence Continuing with the center line of said road in a Southeasterly direction 120 feet, more or less, to a point within the bonds of Charlotte Pike; thence continuing in the bonds of Charlotte Pike, Southwesterly 250 feet, more or less, to a point, said point being the Southeasterly corner line of the A.G. Heer tract, and the property herein described approximately North 32 Degrees, West 295 feet, more or less, to a point, said point being the corner fence stack in A.G. Heer's line; thence North 69 Degrees, 30 minutes East 166.5 feet, more or less, to an iron pin; thence to an iron pin thence North 68 Degrees, East 162 feet, more or less, to the point of Beginning.

Being the same property conveyed to Lynnette M. Lavers, Unmarried, by Warranty Deed from Charles R. Boyd and wife, Edna E. Boyd, of record in Instrument No. 20070813-0096475, in the Register's Office of Davidson County, Tennessee, dated August 10, 2007 and recorded on August 13, 2007.

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.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Rights of the public to the use of that part of the land described herein within the bounds of Sawyer Brown road.

This is improved property located at 7456 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 23rd day of February, 2023.

Lynnette M Lavers _____

Lynnette M. Lavers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 23rd day of February, 2023.

_____
Notary Public
My Commission Expires: 5/7/24

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