THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230544537

Karen Johnson Davidson County
Batch# 1031838 DEEDWARR
07/28/2023 11:20 24 AM 2 pgs
Fees. $13 00 Taxes $1,653 90

20230728-0058326

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $447,000 00

Affiant

Subscribed and sworn to before me this 27th day of July, 2023.

Notary Public
My Commission Expires.

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

WARRANTY DEED

Address New Owner.	Send Tax Bills To·	Tax Information
Parvaneh Novtash	New Owner	Tax Parcel ID No
730 Old Hickory Blvd West #206		114 04 0A 055 00
Nashville TN 37209		

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

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No 206 of 730 Boulevard West A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Protective 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, as amended in Instrument No. 20190306-0020566; Instrument No. 20190516-0046335 and Instrument No. 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 a part of the same property conveyed to VT Enterprises, a Tennessee general partnership, by Warranty Deed from Debbie Denning and husband, Phillip Denning, of record in Instrument No 20210108-0003866, in the Register's Office of Davidson County, Tennessee, dated January 06, 2021 and recorded on January 08, 2021. Scriveners Affidavit of record in Instrument No 20230512-0035629 in said Register's Office.

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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20180806-0076818, Instrument No. 20180806-0076995, as amended in Instrument No. 20190306-0020566, Instrument No. 20190516-0046335 and Instrument No. 20210723-0099278

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2041, Page 96

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

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20210713-0094171.

Easement for Power Lines, recorded in Book 787, Page 3

Easement for Water Supply and Contract, recorded in Book 1246, Page 687

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

Easement for Cross Access, recorded in Instrument No 20221215-0129974.

This is improved property located at 730 Old Hickory Blvd West #206 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 27th day of July, 2023

VT Enterprises

By: Will Chapman, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of VT Enterprises, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 27th day of July, 2023.

Notary Public
My Commission Expires: 5/7/24

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