Karen Johnson Davidson County
Batch# 1031883 DEEDWARR
07/28/2023 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,600.25
20230728-0058345

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

CRT File No. 230444381

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $432,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2023.

Notary Public
My Commission Expires: 6-18-25

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Rome and Denise Rome 730 Old Hickory Blvd #200 Nashville TN 37209	Robert Rome & Denise Rome 1710 Championship Blvd. Franklin, TN 37064	Tax Parcel ID No. 114 04 0A 049.00

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, **VT Enterprises, a Tennessee general partnerhsip** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Rome and Denise Rome, husband and wife**, ("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. 200 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, 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. Scrivener's Affidavit of record in Instrument No. 20230512-0035629, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Debbie Denning and husband, Phillip Denning, by Warranty Deed from John Thomas, and Wife Jacqueline Thomas, of record in Instrument No. 20050705-0076780, in the Register's Office of Davidson County, Tennessee, dated June 28, 2005 and recorded on July 05, 2005.

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. 20180510-0044731 and 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 and Book 1489, Page 316.

Easement for Agreement for Dedication of Public Utilities Purposes, recorded in Instrument No. 20030410-0048070 and Instrument No. 20190806-0078061.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20180524-0050012.

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

Agreement for Dedication for Public Right-of-Way as set forth in instrument recorded in Instrument No. 20180411-0034126.

This is improved property located at 730 Old Hickory Blvd #200 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 28th 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 28th day of July, 2023.

Notary Public
My Commission Expires: _____

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Certificate of Authenticity

I, Nick Harris, 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 **July 28, 2023**.



Affiant Signature

7/28/23

Date

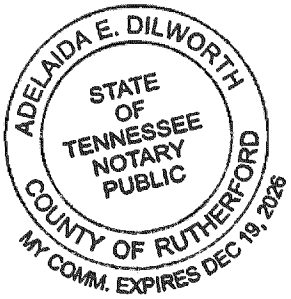
State of Tennessee

County of Williamson

Sworn to and subscribed before me this **28th** day of **July**, 20**23**.



Notary's Signature



My Commission Expires: _____

Date