THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945837**	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 6th day of December, 2023. Notary Public My Commission Expir

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

Karen Johnson
Batch # 1080002
12/08/2023 10:04:00 AM
Fees: $13.00 Taxes: $1,653.90

Davidson County
DEEDWARR
2 pgs

20231208-0094855

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Klavdia Gritsevskaia 26 Cass Place Unit 2B Brooklyn, NY 11235	New Owner	Tax Parcel ID No. 114-04-0A-067.00 CO

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 **Klavdia Gritsevskaia**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 218 on the plan of 730 Boulevard West, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 730 Boulevard West, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180806-0076818, in Instrument No. 20180806-0076995, amended in Instrument No. 20190306-0020566, Instrument No. 20190516-0046335, Instrument No. 20210723-0099278, and in Instrument No. 20231005-0078441, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to VT ENTERPRISES, A TENNESSEE GENERAL PARTNERSHIP, by deed from DEBBIE DENNING AND HUSBAND, PHILLIP DENNING, of record in Instrument No. 20210108-0003866, dated January 6, 2021, corrected by Affidavit of record in Instrument No. 20230512-0035629, 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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 114-04-0A-067.00 CO.

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, in Instrument No. 20180806-0076995, amended in Instrument No. 20190306-0020566, Instrument No. 20190516-0046335 and in Instrument No. 20210723-0099278, said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20210713-0094171, said Register's Office.

Transmission Line Easement of record in Book 787, page 3, said Register's Office.

Cross Access Easement Agreement of record in Instrument No. 20221215-0129974, said Register's Office.

Agreement for Dedication of Easement in Instrument No. 20030410-0048070, said Register's Office.

Easement of record in Book 1246, page 687, said Register's Office.

This is improved property located at 730 Old Hickory Boulevard #218 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 6th day of December, 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 6th day of December, 2023.

Notary Public
My Commission Expires: _____

