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

**CRT File No. 230945824**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,331,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of December, 2023.

Notary Public
My Commission Expires: _____

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

Karen Johnson
Batch # 1080727
12/12/2023 09:50:42 AM
Fees: $13.00 Taxes: $4,924.70

Davidson County
DEEDWARR
2 pgs

20231212-0095621

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| VT Enterprises<br>125 Belle Forest Cir, Ste 104<br>Nashville, TN 37221 | New Owner | Tax Parcel ID No.<br>114 00 0 243.00 |

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

A 5.12 acre tract on the West side of Sawyer-Brown Road, being in the 8th Civil District of Davidson County, Tennessee.

Beginning at an iron pin in the Sawyer-Brown Road, same being the Southeast corner of a 1.56 acre tract owned by Mrs. Walker Gentry; thence with the South line of said Gentry tract. South 85 degrees 30' West 687.4 feet to a stake in the H.O. Hulan's line, South 2 degrees 30' West 93.5 feet more or less to a 15" Cedar tree in Hulan's line; thence with Albert Heer's North line, South 83 degrees East 117.5 feet to a stake in a stone pile; thence with Albert Heer's Easterly line, South 29 degrees 30' East 409 feet to a corner fence stake in said Albert Heer's line; thence a new line, North 69 degrees 30' East 166.5 feet to an iron stake; thence South 26 degrees East 48 feet to an iron stake; thence North 68 degrees East 162 feet to a point in the Sawyer Brown Road; thence with Sawyer-Brown Road as follows: North 9 degrees East 310 feet to a point; North 2 degrees West 145 feet to the point of beginning.

Being the same property conveyed to Jui-Lien Chou Ho, by Warranty Deed from The Estate of Thelma B. Heer, of record in Instrument No. 20121205-0111838, in the Register's Office of Davidson County, Tennessee, dated November 19, 2012 and recorded on December 05, 2012. Said property has never been the marital residence of Grantor and is not subject to any marital rights therein.

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 2024 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.

This is improved property located at 7481 Sawyer Brown Road 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 8th day of December, 2023.

Jui-Lien Chou Ho by Ryan Dieck as Attorney-in-fact

Jui-Lien Chou Ho by Ryan Dieck as
Attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jui-Lien Chou Ho and that he is authorized by Jui-Lien Chou Ho to execute this instrument on their behalf.

Witness my hand, at office, this 8th day of December, 2023.

Notary Public
My Commission Expires: _____

