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

CRT File No. 240547928

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $435,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2024.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1151682
06/27/2024 10:22:42 AM
Fees: $13.00 Taxes: $1,609.50

Davidson County
DEEDWARR
2 pgs

20240627-0048296

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William M. Ellis III and Peggy Ellis 730 Old Hickory Boulevard #205 Nashville TN 37209	New Owner	Tax Parcel ID No. 114 04 0A 054.00

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 Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William M. Ellis III and Peggy Ellis, 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. 205 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 with Private Elements, of record in Instrument No. 20180806-0076818, as being amended in Instrument No. 20190306-0020566 and Instrument No. 20180806-0076995 and amended in 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 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. Also see Affidavit recorded in Instrument No. 20230512-0035629, in the Register's Office of Davidson County, Tennessee.

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.

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

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180806-0076818 as being amended in Instrument No. 20190306-0020566.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180806-0076995, as being amended in Instrument No. 20190516-0046335 ; Instrument No. 20210723-0099278; Instrument No. 20231005-0078441.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 787, Page 3 and Book 2041, Page 96.

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

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

Easement for Water Supply, recorded in Book 1246, Page 687.

Easement for Public Utilities and Appurtenances, 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 Boulevard #205 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 25th day of June, 2024.

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 25th day of June, 2024.

Notary Public
My Commission Expires: _____

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 06, 2025