THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240748329** Karen Johnson Davidson County Batch# 1167216 DEEDWARR 08/12/2024 09:20:30 AM 3 pgs Fees: $18.00 Taxes: $1,653.90 20240812-0060193	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 5th day of August, 2024. Notary Public My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

WARRANTY DEED

Address New Owner: Barry Higgins 730 Old Hickory Boulevard Lot 10 #219 Nashville TN 37209	Send Tax Bills To: New Owner 813 J Phelps Rd. Lewisburg, KY 42256	Tax Information: Tax Parcel ID No. 114 04 0A 068.00

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 **Barry Higgins, a married man**, ("Grantees"), their 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. 219 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.

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.

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 Lot 10 #219 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 5th day of August, 2024.

VT Enterprises

Authorized Agent

By: Ryan Dieck, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Ryan Dieck, 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 5th day of August, 2024.

Notary Public

My Commission Expires: _____

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

Certificate of Authenticity

I, Emily Manno, 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 **8/5/24**.

Date

Affiant Signature

8/5/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **5** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026