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

CRT File No. 241149262

Karen Johnson
Batch # 1217688
12/18/2024 11:43:01 AM
Fees: $13.00 Taxes: $1,591.00

Davidson County
DEEDWARR
2 pgs

20241218-0098204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $430,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of December, 2024.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrews Farms, LLC 1099 Sunset Road Brentwood, TN 37027	New Owner	Tax Parcel ID No. 114 04 0A 066.00

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 limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrews Farms, LLC, a Nebraska limited liability company**, ("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. 217 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 and Instrument No. 20180806-0076995, as amended in Instrument No. 20190306-0020566; Instrument No. 20190516-0046335; Instrument No. 20210723-0099278 and Instrument No. 20231005-0078441, 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 6, 2021 and recorded on January 8, 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 2025 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 and Instrument No. 20180806-0076995, as amended in Instrument Nos. 20190306-0020566; 20190516-0046335; 20210723-0099278 and 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 Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20210713-0094171.

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

Easement for Public Utilities, 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 #217 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 17th day of December, 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 17th day of December, 2024.

Notary Public

My Commission Expires: _____

