This Instrument Prepared by and Return to
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSO

Actual consideration or value, whichever is greater is $360,000 00

Affiant

Subscribed and sworn before me this the 24th day of January, 2025

Notary Public
My commission expires 9-6-26

Karen Johnson
Batch # 1230235
01/27/2025 09 33 46 AM
Fees $13 00 Taxes $1,332 00
20250127-0005930

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
VITA STAR, LLC 662 Tobylynn Dr Nashville, TN 37211	VITA STAR, LLC 300 Seaboard Lane, Ste 3 Franklin, TN 37067	161-06-0 172 00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DEBORAH D BRENT, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to VITA STAR, LLC, A WYOMING CLOSE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows

Land in Davidson County, Tennessee, being Lot 229 on the Plan of Huntington Park, Section Two, of record in Book 4175, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof

Being the same property conveyed to Deborah D Brent, an unmarried woman, by Warranty Deed dated 04/07/2009, from Rebecca P Jenkins, of record in Instrument No 20090409-0032322, Register's Office for Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 662 Tobylynn Dr , Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this the 24 day of January, 2025

Deborah D. Brent

Deborah D. Brent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah D Brent, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 24 day of January, 2025

My commission expires 9/21/26

Notary Public

