WARRANTY DEED

Karen Johnson
Batch # 1329836
10/03/2025 09 00 16 AM
Fees $13 00 Taxes $2,479 00

Davidson County
DEEDWARR
2 pgs

20251003-0078877

JM-C-25-172-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 5/9/26

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Douglas H. Dommert Revocable Trust dated February 4, 1981	**Same As New Owner**	
(NAME)	(NAME)	
172A Woodmont Bl		**116-08-0R-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRADLEY VROON AND BRENDA VROON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE DOUGLAS H. DOMMERT REVOCABLE TRUST DATED FEBRUARY 4, 1981,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee, being Unit No. A, together with the appurtenant interest in the common elements of the Mews on Woodmont Townhomes horizontal property regime established by Master Deed, of record as Instrument No. 20051229-0156437 amended as Instrument No. 20060526-0062072, Instrument No. 20060721-0088330 and as Instrument No 20061130-0147981, and Instrument No 20241004-0077166, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of Resubdivision of Lot No 108 Kenner-Manor Land Co's Second Subdivision of The Kenner Tract (of record in Plat Book 421, Page 100), recorded as Instrument No 20041101-0130616, said Register's Office.

Being the same property conveyed to Bradley Vroon and Brenda Vroon, husband and wife by Warranty Deed from Perkins Family, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201216-0148525 Register's Office for Davidson County, Tennessee, dated December 11, 2020 and recorded on December 16, 2020

This conveyance is subject to
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 421, Page 100, and Instrument No 20041101-0130616, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20051229-0156437 and amended in Instrument No. 20060526-0062072, Instrument No 20060721-0088300, Instrument No. 20061130-0147981 and Instrument No. 20180824-0084075 and Instrument No. 20241004-0077166, Register's Office for Davidson County, Tennessee
- Charter of Incorporation of The Mews on Woodmont Townhomes Condominium of record in Instrument Number 20051229-0156140, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, Page 866, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3944, Page 53, in the Register's Office for Davidson County, Tennessee
- Restrictions of record as Instrument Number 20060721-0088301 in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 172A Woodmont Bl, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 30th DAY OF SEPTEMBER, 2025.

Bradley Vroon

Brenda Vroon by B as attorney in fact

Brenda Vroon
by Bradley Vroon 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, BRADLEY VROON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of September, 2025.

Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY VROON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BRENDA VROON, and who acknowledged he/she/they executed the same as the free act and deed of the said BRENDA VROON.

Witness my hand and official seal, this the 30th of September, 2025

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212