THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952142**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $529,900.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2025. Notary Public My Commission Expires: 4/18/2026

Karen Johnson Davidson County
Batch# 1349014 DEEDWARR
11/20/2025 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20251120-0092963

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Rachel Letzkus 730 Old Hickory Blvd Unit 220 Nashville TN 37209	Send Tax Bills To: UWM PO Box 11733 Newark, NJ 07101	Tax Information: Tax Parcel ID No. 114 04 0A 069.00

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 **Rachel Letzkus, a single woman, and Peggy S. Letzkus and Gerald Letzkus, wife and husband, as tenants in common**, ("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. 220 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 the same property conveyed to VT Enterprises, GP, 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 2026 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 No. 20190306-0020566, Instrument No. 20190516-0046335, Instrument No. 20210723-0099278 and 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 Restrictions and Covenants recorded in Instrument No. 20210713-0094171.

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

Easement for Right-of-Way, 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 Blvd Unit 220 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 November, 2025.

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 5th day of November, 2025.

Notary Public

My Commission Expires: _____

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

Certificate of Authenticity

I, Joshua A. Terry, 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 11/5/2025.

Affiant Signature – Joshua A. Terry

11/20/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/20/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27