Lot 1 (1)

THIS INSTRUMENT PREPARED BY:
RICHARD W. SEBASTIAN, ATTORNEY
ORTALE KELLEY
330 COMMERCE STREET, SUITE 110
NASHVILLE, TN 37201

Karen Johnson Davidson County
Batch# 594327 **DEEDWARR**
03/17/2021 03:55:13 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20210317-0035649

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.**
Kristen Lee Ramirez	Central Bank of St. Louis	188-10-0C-162.00-CO (part of)
1980 Carothers Road, #202	425 N. New Ballas Road, Suite 101	
Nolensville, TN 37135	Creve Coeur, MO 63141	

INSTRUMENT OF CORRECTION TO WARRANTY DEED

WHEREAS, by Warranty Deed (hereinafter "Deed") of record in Instrument No. 20201207-0141477, in the Register's Office for Davidson County, Tennessee, Regent Homes, LLC, a Tennessee Limited Liability Company (hereinafter "Grantor"), conveyed to Kristen Lee Ramirez, a single woman, her heirs and assigns (hereinafter "Grantee"), certain property identified as Map 188-10-0C, Parcel 162.00-CO, as more particularly described therein; and

WHEREAS, by inadvertence and error, the Deed contained (1) errors in the legal description of the land intended to be conveyed to Grantee by Grantor and (2) errors in the exceptions; and

WHEREAS, the Grantee has requested that Grantor correct said errors and Grantor has agreed to do so.

NOW THEREFORE, the undersigned Grantor, for the purpose of correction said errors in the description and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does transfer and convey, all its right, title and interest unto the said Grantee, her heirs and assigns, that certain tract of land described in Exhibit "A" attached hereto.

TO HAVE AND TO HOLD, said land, together with all the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, in fee simple forever, and Grantor does hereby reaffirm and ratify that all covenants, warranties and stipulations made and provided on

said Deed of record in Instrument No. 20201207-0141477, Register's Office for Davidson County, Tennessee, and the entire contents thereof except for the incorrect description and permitted exceptions, as fully and effectively as if the entire instrument is accordingly incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed by its duly authorized representative effective this 17th day of March, 2021.

GRANTOR:

Regent Homes, LLC,
a Tennessee Limited Liability Company:

By: _____
Richard W. Sebastian
Its: Authorized Representative

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Richard W. Sebastian, 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 Representative of Regent Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on March, 17, 2021.

_____
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

IN WITNESS WHEREOF, the Grantor and Grantee have caused this instrument to be executed by its duly authorized representative effective this 17th day of March, 2021.

GRANTEE:

Kristen Lee Ramirez

Kristen Lee Ramirez

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Before me, the undersigned, personally appeared Kristen Lee Ramirez, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal this March, 17, 2021.

Alexis Smith

NOTARY PUBLIC

My Commission Expires: Jan. 8, 2024

ALEXIS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JAN 8, 2024

EXHIBIT "A"
LEGAL DESCRIPTION

A certain condominium located in Davidson County, Tennessee, being Unit No. 202 of Carothers Farms Stacked Flats (within Lot 162), A Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats, A Condominium Development of record in Instrument Number 20180917-0092013, as amended in Instrument Numbers 20190430-0039885, 20190710-0066979, 20200327-0033524 as corrected in Instrument No. 20201110-0132740, 20200327-0033525, 20200327-0033526, 20200327-0033524 as corrected in 20201110-0132740 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "2" to Second Supplement to the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats (Annexing Building 162) of record in Instrument Number 20200327-0033524 and corrected in Instrument No. 20201110-0132740, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Partnership of record in Instrument No. 20171002-0100694 Register's Office for Davidson County, Tennessee, dated September 26, 2017 and recorded on October 2, 2017.

Being also known as 1980 Carothers Road, #202, Nolensville, TN 37135.

EXHIBIT "B"
EXCEPTIONS

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2021 and subsequent taxes are assumed by the Grantee.
2. Subject to all matters shown on the Plan of record as Instrument Number 20181217-0122265, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20070627-0076582, Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892, and Instrument No. 20171002-0100689, corrected by Scrivener's Affidavit in Instrument No. 20171220-0129697, Instrument No. 20171002-0100688, Instrument No. 20190321-0025836, and Instrument No. 20200803-0085638, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Master Deed Restrictions of record in Instrument No. 20180917-0092013, as amended in Instrument Numbers 20190430-0039885, 20190710-0066979, 20200327-0033524 as corrected in 20201110-0132740, 20200327-0033525, and 20200327-0033526, 20200327-0033524 and corrected in 20201110-0132740, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
5. Charter for Carothers Crossing Neighborhood Association, Inc. of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
6. Assignment and Assumption of Declarant Rights dated September 26, 2017, of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171116-0117787 and Instrument Number 20171116-0117788, in the Register's Office for Davidson County, Tennessee.
8. Restrictive Covenant for Detached Structure of record in Instrument Number 20200225-0020981, in the Register's Office for Davidson County, Tennessee.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.