Karen Johnson Davidson County
Batch# 603322 DEEDWARR
03/31/2021 10:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,386.85
20210331-0042164

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $374,825.00.

Affiant

Subscribed and sworn to me on 29th day of March, 2021.

Traci Newby
NOTARY PUBLIC

My Commission Expires: 5/22/23

TRACI NEWBY
STATE OF TENNESSEE NOTARY PUBLIC
GILES COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 34017

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Upendrakumar Patel and Dhatemista Patel and Viraj Patel and Asha Patel, 159 Burkitt Commons Avenue Nolensville, TN 37135		186-03-0A-070.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **REGENT HOMES, LLC**, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **UPENDRAKUMAR PATEL AND DHATEMISTA PATEL, A MARRIED COUPLE, AND VIRAJ PATEL AND ASHA PATEL, A MARRIED COUPLE, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Final Plat, Burkitt Commons, Phase 4 of record in Plat at Instrument No. 20200617-0063022, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed from Newco-Burkitt, LLC, a Tennessee limited liability company, of record in Instrument No. 20160421-0039019 Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.
AND

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed from Burkitt Commons, LLC, a Tennessee limited liability company, of record in Instrument No. 20160421-0039020 Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

ALSO

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Newco-Burkitt, LLC, a Tennessee limited liability company, and Burkitt Commons, LLC, a Tennessee limited liability company, of record in Instrument No. 20160421-0039022 Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

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

1. 2021 property taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to all matters shown on the Plan of record as Instrument No. 20200617-0063022, 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. 20180202-0010924, amended and supplemented in Instrument No. 20190321-0025835 and supplemented in Instrument No. 20191219- 0131322, 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. Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20050908-0108101, in the Register's Office for Davidson County, Tennessee.
5. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee.
6. Declaration Regarding Outparcels of record in Instrument No. 20200430-0045540, in the Register's Office for Davidson County, Tennessee.
7. Charter for Homeowners Association of record in Instrument No. 20180125-0008085, in the Register's Office for Davidson County, Tennessee.
8. Overhead Line Easement of record in Instrument No. 20060816-0100824, in the Register's Office for Davidson County, Tennessee.
9. Restriction for Storm Water Facilities and Systems of record in Instrument No. 20170308-0022983, in the Register's Office for Davidson County, Tennessee.
10. All matters of record in Instrument No. 20181116-0112828, in the Register's Office for Davidson County, Tennessee
11. Notice of Completion of record in Instrument No. 20210111-0004867, in the Register's Office for Davidson County, Tennessee.
12. Easement Agreement of record in Instrument No. 20201113-0134459, in the Register's Office for Davidson County, Tennessee.
13. Grant of Overhead Line Agreement of record in Instrument No. 20060816-0100824, in the Register's Office for Davidson County, Tennessee.

14. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

This property is also known as improved property located at 159 Burkitt Commons Avenue, Nolensville, TN 37135.

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 and assigns, forever, and GRANTOR does covenant with the said GRANTEES it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 29th day of March, 2021.

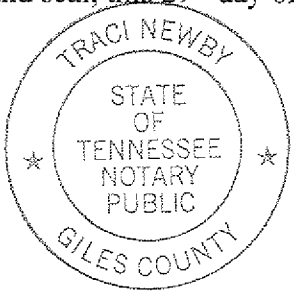
REGENT HOMES, LLC
a Tennessee limited liability company

By: Richard W. Sebastian
Its: Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared **Richard W. Sebastian**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the **Authorized Representative** of **Regent Homes, LLC**, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

Witness my hand and seal, this 29th day of March, 2021.



Traci Newby

Notary Public, State of Tennessee
My Commission Expires: 5/22/23

True Copy Certificate of Authenticity

I, **Taylor Grills**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021