WARRANTY DEED

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $494,230.00.

Affiant

Subscribed and sworn to me on August 11, 2021.

NOTARY PUBLIC

5/5/2025

Karen Johnson Davidson County
Batch# 696499 DEEDWARR
08/12/2021 03:22:53 PM 3 pgs
Fees: $18.00 Taxes: $1,828.65

20210812-0109165

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34130

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Malcolm Cotton Regina R. Cotton 360 Moira Circle Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	188-10-0C-242.00-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 Malcolm Cotton and Regina R. Cotton, husband and wife, 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. 242 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 3 of record in Plat at Instrument No. 20191126-0122176, being corrected by Scrivener's Affidavit of Plat Correction in Instrument No. 20200207-0014664, 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 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.

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

1. 2021 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument Number 20191126-0122176, corrected in Instrument No. 20200207-0014664, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Master Restrictions in Instrument No. 20070627-0076581, supplemented in Instrument No. 20070821-0099817, Instrument No. 20070921-0099818, amended in Instrument No. 20080515-0049892 and Instrument No. 20080515-0049893, supplemented

in Instrument No. 20171002-0100688, second amendment in Instrument No. 20171002-0100689, corrected in Instrument No. 20171220-0129697 and Instrument No. 20180125-0008094 (Davidson Co.), Declarations of Covenants, Conditions and Restrictions in Instrument No. 20070627-0076582, amended in Instrument No. 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099817, 20070821-0099818, Instrument No. 20080515-0049894, Instrument No. 20171002-0100688 and Supplemented in Instrument No. 20190321-0025836 (Davidson Co.), Register's Office for 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. Assignment and Assumption of Declarant Rights of record in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
5. Sewer Line Easement of record in Book 9975, Page 541, and in Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
6. Easements to Colonial Pipeline Co. of record in Book 3578, Page 491; Book 3611, Page 195 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
7. Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20180719-0070522, in the Register's Office for Davidson County, Tennessee.
8. Parking and Maintenance Easement of record in Instrument No. 20180719-0070523, in the Register's Office for Davidson County, Tennessee.
9. Charter for Carothers Neighborhood Association of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
10. Inspection and Maintenance Agreements for Private Stormwater Management Facilities of record in Instrument No. 20070711-0082648 and Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
11. Easement and Memorandum Agreement of record in Instrument No. 20070123-00009057 and Assignment of Easement in Instrument No. 20140827-0078032, in the Register's Office for Davidson County, Tennessee.
12. Access Drainage, Utility and Pedestrian Easement of record in Instrument No. 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
13. Rights of Way for Public Roadway of record in Instrument No. 20070511-0056717, Instrument No. 20070511-0056718 and Instrument No. 20070511-0056719, in the Register's Office for Davidson County, Tennessee.
14. Reservations contained indeed of record in Instrument No. 20170628-0065119, in the Register's Office for Davidson County, Tennessee.
15. Restrictions for Stormwater Facilities and Systems of record in Instrument No. 20171116-0117787 and Instrument No. 20171116-0117788, in the Register's Office for Davidson County, Tennessee.
16. Restrictive covenant for detached Structure of record in Instrument Number 20210127-0012206, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 360 Moira Circle, 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 that 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 assigns, 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 on August 11, 2021.

REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

By: _____
Richard W. Sebastian, 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, at office, on August 11, 2021.

June E Rowell
NOTARY PUBLIC

My Commission Expires: 5/5/2025

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025