Karen Johnson Davidson County
Batch# 708952 DEEDWARR
09/02/2021 08:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,158.47
20210902-0118221

WARRANTY DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $313,100.00.

Affiant

Subscribed and sworn to me on August 30, 2021.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34515

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kortni Butterton 835 Westcott Lane Nolensville, TN 37135	Same as Owner	187-01-0B-010.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, 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 Kortni Butterton, single woman, hereinafter called **"GRANTEE,"** her 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. 10 on the Plan of Phase 3A, District 2, Burkitt Ridge, SP Subdivision of record in Plat at Instrument No. 20201204-0141075, 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 Limited Partnership of record in Instrument No. 20190322-0026352, Register's Office for Davidson County, Tennessee, dated March 20, 2019 and recorded on March 22, 2019.

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.
2. Application for Greenbelt Assessment - Agricultural of record in Instrument Number 20180222-0016884, in the Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record as Instrument Number 20201204-0141075, Register's Office of Davidson County, Tennessee.
4. Easement to Piedmont Natural Gas Company of record in Instrument Number 20110311-0019588, in the Register's Office for Davidson County, Tennessee.
5. Achor Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20140204-0009863, in the Register's Office for Davidson County, Tennessee.
6. Charter for Burkitt Ridge Neighborhood Association, Inc. of record in Instrument Number 20200910-0102877, in the Register's Office for Davidson County, Tennessee.
7. Restriction for Stormwater Facilities and Systems of record in Instrument Number 20190131-0009559, in the Register's Office for Davidson County, Tennessee.
8. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200911-0103602, Supplemented in Instrument No. 20201120-0137028 and Instrument No. 20210826-0115548, 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
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.

This property is also known as improved property located at 835 Westcott Lane, 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 GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, her 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 30, 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 30, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 5-5-25



TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 August 30, 2021.

Signature
Date: August 30, 2021

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 30th day of August, 2021 personally appeared before me, a notary public for the State aforesaid, Carson Turner, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD