WARRANTY DEED

Karen Johnson Davidson County
Batch# 751432 **DEEDWARR**
11/08/2021 03:53:14 PM 4 pgs
Fees: $23.00 Taxes: $4,440.00

20211108-0149154

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Judith L Mikesell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/1/2025
(AFFIX SEAL)

CYNTHIA ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Law, PLLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 20-042170

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Regent Homes, LLC, a Tennessee limited liability company	Regent Homes, LLC, a Tennessee limited liability company	096-02-0-003.00
(NAME) 6901 Lenox Village Drive, Suite 107	(NAME) 6901 Lenox Village Drive, Suite 107	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Two Hundred Thousand And No/100 Dollars ($1,200,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
JUDITH LANE MIKESELL AND CAROL LANE HERRING, HEIRS OF L. W. LANE, JR. AND WIFE, RUTH E. LANE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,
HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

TRACT I:

A TRACT OR LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE

NORTHERLY PORTION OF THE CHLOE CHANDLER LANE TRACT, AND DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE COMMON BOUNDARY BETWEEN THE CHLOE CHANDLER LANE AND THE L. W. LANE TRACTS, SAID POINT-BEING NORTH 6 DEGREES 30' WEST 170.3 FEET FROM A POINT ON THE CENTER OF LEBANON PIKE, IT BEING A COMMON CORNER OF THE ABOVE MENTIONED TRACTS; THENCE SOUTH 83 DEGREES WEST 132 FEET TO AN IRON PIN; THENCE SOUTH 14 DEGREES 50' WEST 33 FEET TO AN IRON PIN ON THE SOUTH BOUNDARY OF THE CHLOE CHANDLER LANE TRACT; THENCE SOUTH 88 DEGREES 15' WEST WITH THE SAID SOUTH BOUNDARY 127 FEET TO THE SOUTHWEST CORNER OF THE CHLOE CHANDLER LANE TRACT; THENCE NORTH 2 DEGREES 30' EAST WITH THE CHLOE CHANDLER LANE WEST BOUNDARY 722 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 80 DEGREES EAST WITH THE NORTH BOUNDARY OF THE CHLOE CHANDLER LANE TRACT 190 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 6 DEGREES 30' EAST WITH THE COMMON BOUNDARY OF THE CHLOE CHANDLER LANE AND THE L. W. LANE TRACTS 704.7 FEET TO THE POINT OF BEGINNING.

TRACT II:

IN THE 3RD (FORMERLY THE 2ND) CIVIL DISTRICT OR DAVIDSON COUNTY, TENNESSEE, ON THE NORTH SIDE OF THE LEBANON TURNPIKE NEAR MCWHIRTERSVILLE, BEING A PART OF THE LAND CONVEYED TO W. L. PHILPOT BY R. D. STANFORD ET UX IN BOOK NO. 635, PAGE 151, AND ALL OF THE LAND CONVEYED TO SAID PHILPOT BY SAID STANFORD, IN BOOK 638, PAGE 140, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF SAID PIKE AT THE SOUTHWEST CORNER OF PRICE MEMORIAL M. E. CHURCH LOT, AND RUNNING THENCE WITH THE WEST LINE OF SAID CHURCH LOT NORTH 15 DEGREES WEST 454 FEET TO THE NORTHWEST CORNER OF SAID CHURCH LOT; THENCE WITH THE NORTH LINE OF SAID CHURCH LOT, NORTH 76 1/2 DEGREES EAST 210 FEET TO THE NORTHEAST CORNER OF THE CHURCH LOT; THENCE WITH ARTHUR BOWEN'S LINE NORTH 15 DEGREES WEST 208 FEET; SOUTH 76 1/2 DEGREES WEST 210 FEET NORTH 15 DEGREES WEST 225 FEET TO AN IRON PIPE; THENCE SOUTH 30 DEGREES WEST 91 FEET, SOUTH 46 DEGREES EAST 22 FEET; SOUTH 24 1/4 DEGREES WEST 528 FEET TO A GATE POST AT THE NORTHEAST CORNER CONVEYED BY W. L. PHILPOT TO W. M. CROCKETT, DEED BEING OF RECORD IN BOOK NO. 611, PAGE 814, SAID REGISTER'S OFFICE; THENCE WITH SAID CROCKETT'S EAST LINE, SOUTH 6 1/2 DEGREES EAST 700 FEET TO THE CENTER OF SAID PIKE; THENCE WITH THE CENTER OF SAID PIKE, NORTH 69 3/4 DEGREES EAST 17 FEET AND NORTH 57 1/4 DEGREES 364 FEET TO THE BEGINNING.

TO THE EXTENT INCLUDED IN THE FOREGOING DESCRIPTION, EXPRESSLY EXCLUDED THEREFROM IS PROPERTY CONVEYED BY THE FOLLOWING, ALL OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE:

1. DEED TO TRUSTEES OF ANDREW PRICE MEMORIAL METHODIST CHURCH IN BOOK 2099, PAGE 267;
2. DEED TO TRUSTEES OF ANDREW PRICE MEMORIAL METHODIST CHURCH IN BOOK 2243, PAGE 471;
3. DEED TO CHLOE CHANDLER LANE, IN BOOK 2746, PAGE 104; AND
4. DEED TO F. A. HARWELL AND JOHN A. HARWELL, IN BOOK 7236, PAGE 972.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

BEING PROPERTY CONVEYED TO L. W. LANE, JR. AND WIFE, RUTH E. LANE, BY DEED FROM L. W. LANE, JR. OF RECORD IN BOOK 10915, PAGE 280, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID L.W. LANE DIED ON OR ABOUT MAY 19, 2014 LEAVING RUTH E. LANE AS SURVIVING TENANT BY THE ENTIRETY. THE SAID RUTH E. LANE HAVING SINCE DIED INTESTATE ON OR ABOUT FEBRUARY 16, 2019 SURVIVED BY JUDITH LANE MIKESELL AND

CAROL LANE HERRING, AS HER SURVIVING HEIRS AT LAW PURSUANT TO AFFIDAVITS OF HEIRSHIP OF RECORD IN INSTRUMENT NOS. 20211108-0149152 & 20211108-0149153, IN SAID REGISTER'S OFFICE.

This is unimproved ☐ improved ☒ property, known as 2840 (AKA 2842) Lebanon Pike, Nashville, TN 37214

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its successors and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 5 day of November, 2021.

Judith Lane Mikesell

STATE OF TENNESSEE
COUNTY OF Williamson

On this 5 day of November, 2021, before me personally appeared Judith Lane Mikesell, heir of L. W. Lane, Jr. and wife, Ruth E. Lane to me known to be the person (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal, Tennessee this 5 day of November, 2021.

Commission Expires: 3/1/2025

Notary Public

CYNTHIA ROBERTS STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

CYNTHIA ROBERTS STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

Witness my hand this 04 day of November, 2021.

Carol Lane Herring

Carol Lane Herring

STATE OF SOUTH CAROLINA
COUNTY OF York

On this 04 day of November, 2021, before me personally appeared Carol Lane Herring, heir of L. W. Lane, Jr. and wife, Ruth E. Lane to me known to be the person (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal, ~~Tennessee~~ South Carolina this 04 day of November, 2021.

KIMBERLY MARREL
Notary Public, State of South Carolina
My Commission Expires 9/17/2023

Commission Expires: ~~My Commission Expires 9/17/2023~~

Kimberly Marrel
Notary Public
State of
South Carolina
My Commission Expires September 17, 2023

Notary Public