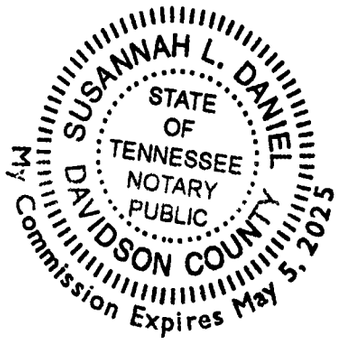
WARRANTY DEED 	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $347,550.00. Affiant Subscribed and sworn to me on December 15, 2021. NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 775066 DEEDWARR
12/16/2021 02:22:15 PM 3 pgs
Fees: $18.00 Taxes: $1,285.94

20211216-0166591

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34815

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Justin Alexander 3104 Patcham Drive Nolensville, TN 37135	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	188-10-0A-252.00-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 Justin Alexander, an unmarried man, hereinafter called **"GRANTEE,"** his 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. 252 on the Plan of Phase 7, Section 1C, Carothers Crossing, of record in Plat at Instrument No. 20210120-0008752, 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 part 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. 20190528-0050141, in the Register's Office of Davidson County, Tennessee, dated May 17, 2019 and recorded on May 28, 2019.

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

1. 2021 Davidson County which have been prorated by the parties and paid by Grantor; 2022 and subsequent taxes are assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 7, Section 1C, Carothers Crossing, as recorded in Instrument No. 20210120-0008752, in the Register's Office for Davidson County, Tennessee.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Carothers Crossing Condominium of record in Instrument No. 20070627-0076581, as amended by instrument(s) of record in Instrument No. 20080515-0049893 and Instrument No. 20180125-0008094; also subject to 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 building thereon.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070627-0076582 and supplemental in Instrument No. 20070821-0099817; Instrument No. 20070821-0099818; Instrument No. 20171002-0100688; Instrument No. 20190321-0025836; Instrument No. 20200803-0085638; and Instrument No. 20210625-0086747 and amended in Instrument No. 20080515-0049892; Instrument No. 20171002-0100689 and Scrivener's Affidavit recorded in Instrument No. 20171220-0129697; Assignment and Assumption of Declarant Rights recorded in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20190508-0043213 and Instrument No. 20211022-0142369, in the Register's Office for Davidson County, Tennessee.
6. 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 3104 Patcham Drive, 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, his 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, his 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 December 15, 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 December 15, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 5-5-25

