Karen Johnson Davidson County
Batch# 800223 DEEDWARR
02/04/2022 09:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,995.78
20220204-0013101

# WARRANTY DEED

RACHEL GIVENS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $539,400.00.

Affiant

Subscribed and sworn to me on 24 day of January, 2022.

NOTARY PUBLIC

My Commission Expires: July 9, 2022

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 34553HUD

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Green Holdings, LLC<br>9401 Weymouth Road<br>Brentwood, TN 37027 | Green Holdings, LLC<br>9401 Weymouth Road<br>Brentwood, TN 37027 | 186-03-0A-<br>099.00-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 **GREEN HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Final Plat Burkitt Commons, Phase 2 of record in Plat at Instrument No. 20181116-0112828, 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 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:**

**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.**
**and:**
**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. **2022 property taxes which have been prorated by the parties and assumed by the Grantee.**
2. **Subject to all matters shown on the Plan of record in Plat at Instrument No. 20181116-0112828, Register's Office for 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, as Amended in Instrument No. 20190321-0025835, as Supplemented and Amended for Annexing Burkitt Commons, Phase II of record 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. **Charter for HOA of record in Instrument No. 20180125-0008085, in the Register's Office for Davidson County, Tennessee.**
5. **Sewage Soil Absorption Letter of record in Book 4933, Page 801, in the Register's Office for Davidson County, Tennessee.**
6. **Easement for Contribution Agreement of record in Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee.**
7. **Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20050908-0108101, Instrument No. 20170919-0095932, Instrument No. 20171030-0110845, 20171030-0110846, in the Register's Office for Davidson County, Tennessee.**
8. **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170308-0022983, Instrument No. 2017130-0110866 and Instrument No. 20171030-0110871, in the Register's Office for Davidson County, Tennessee.**
9. **Grant of Overhead Line Easement of record in Instrument No. 20060816-0100824, in the Register's Office for Davidson County, Tennessee.**
10. **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 236 Muir 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 GRANTEE, its successors and representatives, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, its successors and representatives, 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 24th day of January, 2022.

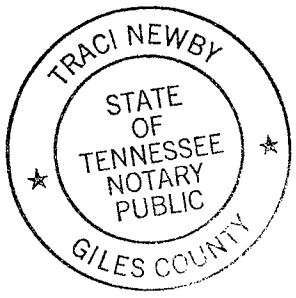
**REGENT HOMES, LLC**
**a Tennessee limited liability company**

**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 24th day of January, 2022.




**Notary Public, State of Tennessee**
My Commission Expires: 05/22/2023

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-24-22.

Affiant Signature

1-25-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 25 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY