WARRANTY DEED

Karen Johnson Davidson County
Batch# 826762 DEEDWARR
03/23/2022 10:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,554.47
20220323-0033280

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $420,127.00.

Affiant

Subscribed and sworn to me on 14th day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 34799

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Qingxia Chen and Nan Chen 713 Goswell Drive Nolensville, TN 37135	American Neighborhood Mortgage Acceptance Co. 706 East Gate Dr. Suite 400 Mount Laurel, NJ 08054	188-10-0A-358.00-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 **QINGXIA CHEN AND NAN CHEN, WIFE AND HUSBAND**, 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. 358 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 a 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 limited 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. 2022 property taxes which have been prorated by the parties and assumed by the Grantees.
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. Master Deed Restrictions recorded in Instrument No. 20070627-0076581 and amended in Instrument Nos. 20080515-0049893 and 20180125-0008094, in the Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument Number 20070627-0076582 and amended in Instrument Numbers 20070821-0099817, 20070821-0099818, 20080515-0049892, 20171002-0100688, 20171002-0100689, 20171220-0129697, 20190321-0025836, and 20200803-0085638, and supplemented in Instrument No. 20210625-0086747, in the Register's Office for Davidson County, Tennessee.
5. Assignment and Assumption of Declarant Rights of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions and Restrictions as set forth in Stormwater Detention Agreement recorded in Instrument Number 20070702-0078659, in the Register's Office for Davidson County, Tennessee.
7. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument Number 20190508-0043213, in the Register's Office for Davidson County, Tennessee.
8. Easement for Right of Way, recorded in Book 2748, Page 587, Book 3578, Page 491 and Book 3578, Page 491, in the Register's Office for Davidson County, Tennessee.
9. Easement for Access, Drainage, Utility, and Pedestrian, recorded in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
10. Easement for Infrastructure Facilities, recorded in Instrument Number 20070123-0009057, in the Register's Office for Davidson County, Tennessee.
11. Easement for Access, Construction, Water Facilities, Utilities, Emergency Access, Drainage, and General Use, recorded in Instrument Number 20140507-0038903, in the Register's Office for Davidson County, Tennessee.
12. Easement for Sanitary Sewer Mains, Pumps, and Appurtenances, recorded in Instrument Number 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
13. Easement for Stormwater Pipe Conveyances and Appurtenances, recorded in Instrument Number 20170321-0027273, in the Register's Office for Davidson County, Tennessee.
14. Application for Greenbelt Assessment - Agricultural recorded in Instrument No. 20150401-0028417 and 20150401-0028418, in the Register's Office for Davidson County, Tennessee.
15. All Matters appearing on plan of Carothers Crossing, Section 1C, of record in 20210120-0008752, Register's Office for Davidson County, Tennessee.

16. **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 713 Goswell 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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 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 this 14th day of March, 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 14th day of March, 2022.

STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY TRAVIS NEWSOM

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

Certificate of Authenticity

I, John Cobb Rochford, 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 March 14, 2022.

Affiant Signature

March 14, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this March 14, 2022, John Cobb Rochford.

Notary's Signature

MY COMMISSION EXPIRES: 11-6-2024

