WARRANTY DEED

Karen Johnson Davidson County
Batch# 832014 DEEDWARR
03/30/2022 03:33:59 PM 3 pgs
Fees: $18.00 Taxes: $1,329.50

20220330-0037117

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $359,325.00.

Affiant

Subscribed and sworn to me on March 28, 2022.

NOTARY PUBLIC

My Commission Exp 4-19-2025

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34831

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rebeca Yanes Adhiraj Vikram Watave 1099 Noe Street, Apt. 2 San Francisco, CA 94114	Fifth Third Bank, N.A. 5050 Kingsley Drive MD 1MOB2X Cincinnati, OH 45227	188-10-0A-301.00-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 Rebeca Yanes, unmarried woman and Adhiraj Vikram Watave, unmarried man, as joint tenants with right of survivorship, 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. 301 on the Plan of Phase 7, Section 1A, Carothers Crossing, of record in Instrument No. 20200910-0103215, 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 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 Davidson County 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 1A, Carothers Crossing, as recorded in Instrument No. 20200910-0103215, in the Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded
4. in Instrument No. 20070627-0076581, as amended in Instrument Nos. 20080515-0049893 and 20180125-0008094 with Assignment and Assumption of Declarant Rights in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions and Restrictions as set forth in Declarant of Charter, Easements, Covenants and Restrictions recorded in Instrument No. 20070627-0076582, as amended in Instrument Nos. 20080515-0049892 and 20171002-0100689, as corrected in Scrivener's Affidavit of record in Instrument No. 20171220-0129697 and further supplemented in Instrument No. 20210625-0086747, in the Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190508-0043213, in the Register's Office for Davidson County, Tennessee.
7. Easement for Right of Way, recorded in Book 3578, Page 491; Book 3611, Page 193; Book 3611, Page 195; Book 3671, Page 353; Book 4588, Page 476 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
8. Easement for Access, Drainage, Utility and Pedestrian, recorded in Instrument No. 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
9. Easement for Access, recorded in Instrument No. 20070123-0009057, as assigned in Instrument No. 20140827-0078032; and Instrument No. 20140507-0038903, as supplemented in Instrument No. 20140603-0048042, in the Register's Office for Davidson County, Tennessee.
10. Agreement for Dedication of Easement for Sanitary Sewer Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
11. Agreement for Dedication of Easement for Stormwater Pipe Conveyances and Appurtenances as set forth in instrument recorded in Instrument No. 20170321-0027273, in the Register's Office for Davidson County, Tennessee.
12. 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 1750 Park Terrace 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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 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 on March 28, 2022.

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 March 28, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY