WARRANTY DEED

SUSANNAH L. DANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2025

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $392,701.00.

Affiant

Subscribed and sworn to me on April 8, 2022.

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 838164 DEEDWARR
04/11/2022 03:57:16 PM 3 pgs
Fees: $18.00 Taxes: $1,452.99
20220411-0041896

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34803

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Geethika Amaraneni Venkatesh Kondragunta 1760 Park Terrace Lane Nolensville, TN 37135	The Loan Store 6340 N. Campbell Avenue, #100 Tucson, AZ 85718	188-10-0A-296.00-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 Geethika Amaraneni and Venkatesh Kondragunta, husband and wife, 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. 296 on the Plan of Final Plat of Carothers Crossing, Phase 7, Section 1A, of record in Plat at 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.
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> Being a portion 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, Register's Office for 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 Carothers Crossing, Phase 7, Section 1A, as recorded in Instrument No. 20200910-0103215, 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, Phase 7, Section 1A Subdivision of record in Instrument No. 20070627-0076581, as amended by instrument(s) of record in Instrument Nos. 20080515-0049893, 20180125-0008094 with Assignment and Assumption of Declarant Rights of record in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee; also subject to easements, rights and interests in favor of other lot 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, as amended in Instrument Nos. 20080515-0049892, 20171002-0100689, corrected by Scrivener's Affidavit of record in Instrument No. 20171220-0129697, and supplemented by Instrument No. 20210625-0086747, in the Register's Office for Davidson County, Tennessee.
5. 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.
6. 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.
7. Easement for Access, Drainage, Utility and Pedestrian, recorded in Instrument No. 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
8. Easement for Communications, recorded in Instrument No. 20070123-0009057, as assigned in Instrument No. 20140827-0078032, in the Register's Office for Davidson County, Tennessee.
9. Easement for Access, recorded in 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 1760 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 April 8, 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 April 8, 2022.

SR

NOTARY PUBLIC

My Commission Expires: 5-5-25

