(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $578,675.00.

Affiant

Subscribed and sworn to me on May 17, 2022.

NOTARY PUBLIC

Comm. expires: 1.23.25

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 857535 DEEDWARR
05/18/2022 10:05:05 AM 2 pgs
Fees: $13.00 Taxes: $2,141.10

20220518-0057285

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35399

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Digvijay Nikam Seema Nikam 1829 Charity Drive Brentwood, TN 37027	Digvijay Nikam and Seema Nikam 1829 Charity Drive Brentwood, TN 37027	181-11-0E-017.00-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 Digvijay Nikam and Seema Nikam, 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. 17 on the Plan of Final Plat, The Hill Property, Phase 1B of record in Instrument No. 20210818-0111925, 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 Green Trails, LLC, A Tennessee limited liability company, by Warranty Deed from Suzanne Hill Nichols, Shelley Ruth Cook and Benjamin Franklin Hill, III of record in Instrument No. 20190801-0075717, Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 01, 2019.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company, of record in Instrument No. 20210816-0110500, Register's Office for Davidson County, Tennessee, dated August 13, 2021 and recorded on August 16, 2021.

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

1. 2021 Davidson County taxes and City of Brentwood taxes which have been prorated by the parties and paid by the Grantor; 2022 and subsequent taxes are assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument Number 20210818-0111925, Register's Office of 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 Number 20171120-0119163, supplemented in Instrument No. 20191018-0106855, corrected in Instrument No. 20191030-0111535, supplemented in Instrument No. 20200722-0080431, supplemented in Instrument No. 20210727-0100923 and

supplemented in Instrument No. 20211221-0168357, 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 Homeowners Association of record in Instrument Number 20171120-0119162, in the Register's Office for Davidson County, Tennessee.
5. Restriction for Stormwater Facilities and Systems of record in Instrument Number 20200729-0083273 (all of ph 1) and Instrument No. 20200729-0083222 (all), in the Register's Office for Davidson County, Tennessee.
6. Transmission Line Easement of record in Book 4425, Page 544, in the Register's Office for Davidson County, Tennessee.
7. Subject to rights of others in and to the common areas and/or elements.
8. 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 9693 Kaplan Avenue, Brentwood, TN 37027.

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 May 17, 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 May 17, 2022.

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

SR

NOTARY PUBLIC

My Commission Expires: 5-5-25