WARRANTY DEED

Karen Johnson Davidson County
Batch# 876238 DEEDWARR
06/23/2022 11:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,134.61
20220623-0071738

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $306,650.00.

Affiant

Subscribed and sworn to me on June 14, 2022.

NOTARY PUBLIC

DONE OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35287

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kelly Huddleston 3115 Patcham Drive, #204 Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	188-10-0H-204.00-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 Kelly Huddleston, an unmarried woman, hereinafter called **"GRANTEE,"** her 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 Unit 204, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Carothers Farm Stacked Flats, a Condominium Development, of record as Instrument No. 20180917-0092013, Instrument No. 20210120-0008752, and Instrument No. 20210629-0087678, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property; said Unit being depicted on the Sixth Supplement to the Declaration of Covenants, Conditions and Restrictions of Carothers Farms Stacked Flats (Annexing Building 383), of record in Instrument Number 20210629-0087676, in the Register's Office for Davidson County, Tennessee.
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> Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Deed from McGowan Family Limited Partnership, a Tennessee Partnership, of record in Instrument No. 20190528-0050141, Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on June 29, 2021.
>
> Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Carothers Farm Stacked Flats Horizontal Property Regime including all interests in and to the Common Elements contained in the above-referenced Declaration as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein

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 Grantee.
2. Subject to all matters shown on the Plan of record as Instrument Number 20210120-0008752, 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 20180917-0092013 and 20210629-0087678, supplemented in Instrument No. 20210625-0086747, and supplemented in Instrument Number 20210629-0087676, in the 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. Articles of Incorporation of record in Instrument Number 20180913-0091045, in the Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190508-0043213, in the Register's Office for Davidson County, Tennessee.
6. Storm Water Detention Agreement of record in Instrument Number 20070702-0078659, in the Register's Office for Davidson County, Tennessee.
7. Easement and Memorandum of Agreement of record in Instrument Number 20070123-0009057, in the Register's Office for Davidson County, Tennessee.
8. Right of Way of Colonial Pipeline of record in Book 3578, Page 491 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
9. Right of Way of Davidson County of record in Book 2748, Page 587, 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 rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3115 Patcham Drive, #204, 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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, her 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 June 14, 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 June 14, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 5-5-25



Certificate of Authenticity

I, Jamika Jones, 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 6/14/2022.

Date

Jamika Jones
Affiant Signature

06/17/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17th day of June, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202206230071738