Box 36

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $602,225.00.

Affiant

Subscribed and sworn to me on July 21, 2022.

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 893662 DEEDWARR
07/25/2022 03:58:49 PM 2 pgs
Fees: $13.00 Taxes: $2,228.23

20220725-0084981

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35505

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joseph Allen Suzan Martinez 9660 Kaplan Avenue Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	181-11-0E-058.00-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 Joseph Allen, an unmarried man, and Suzan Martinez, an unmarried woman, as Joint Tenants with Rights 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. 58 on the Plan of Final Plat, The Hill Property, Phase 1B, of record in Plat at Instrument No. 20210720-0097076 and Plat at 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 the same property conveyed to William Alexander Roach and Danielle Wilson Roach, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20220701-0076767 in the Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded July 1, 2022.

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

1. 2022 Davidson County Taxes and City of Brentwood Taxes which have been prorated by the parties and are assumed by the Grantee(s).
2. Subject to 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

3. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.
4. Charter for Homeowners Association of record in Instrument Number
5. 20171120-0119162, in the Register's Office for Davidson County, Tennessee.
6. 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.
7. Transmission Line Easement of record in Book 4425, Page 544, in the Register's Office for Davidson County, Tennessee.
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 9660 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 July 21, 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 July 21, 2022.

_____
NOTARY PUBLIC

My Commission Expires: _____

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