WARRANTY DEED Karen Johnson Davidson County Batch# 895029 DEEDWARR 07/27/2022 12:54:30 PM 4 pgs Fees: $23.00 Taxes: $1,443.00 20220727-0085754	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $390,000.00. Affiant Subscribed and sworn to me on July 26, 2022. NOTARY PUBLIC HEATHER LEE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES FEBRUARY 22, 2025

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35325HUD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Wendy Egles 1648 Carson Meadows Lane Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	188-10-0A-279.00-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 Wendy Egles, unmarried, 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 Lot No. 279 on the Plan of Carothers Crossing, Phase 7, Section 1B of record in Plat at Instrument No. 20200910-0103222, 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 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.
>
> Being also known as 1648 Carson Meadows Lane, Nolensville, TN 37135.

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 are assumed by the Grantee.
2. Subject to all matters shown on the Plan of record as Instrument Number 20200910-0103222, 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 Master Restrictions in Instrument No. 20070627- 0076581, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818,

Instrument No. 20080515-0049892, Instrument No. 20080515-0049893, Instrument No. 20171002-0100689, corrected in Instrument No. 20171220-0129697 and Instrument No. 20180125-0008094, in the Register's Office for Davidson County, Tennessee. DCCR's in Instrument No. 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049893, Instrument No. 20171002-0100688, Instrument No. 20190321-0025836, and supplemented in Instrument No. 20210625-0086747, 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. Assignment of Declarants Rights of record in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
5. Quitclaim Deed of Common Areas to Homeowners Association of record in Instrument No. 20180719-0070522, in the Register's Office for Davidson County, Tennessee.
6. Parking and Maintenance Easement of record in Instrument No. 20180719-0070523, in the Register's Office for Davidson County, Tennessee.
7. Charter for Homeowners Association of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
8. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20070711-0082648 and Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
9. Easement and Memorandum Agreement of record in Instrument No. 20070123-0009057 and Assignment of Easement in Instrument No. 20140827-0078032, in the Register's Office for Davidson County, Tennessee.
10. Access Drainage, Utility and Pedestrian Easement of record in Instrument No. 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
11. Right of Way for Public Roadway of record in Instrument No. 20070511-0056717, Instrument No. 20070511-0056718 and Instrument No. 20070511-0056719, in the Register's Office for Davidson County, Tennessee.
12. Reservations contained in Deed of record in Instrument No. 20170628-0065119, in the Register's Office for Davidson County, Tennessee.
13. Restrictions for Storm Water Facilities and Systems of record in Instrument No. 20190508-0043213, in the Register's Office for Davidson County, Tennessee.
14. Sewer Line Easement of record in Book 9975, Page 541 and Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
15. Easement to Colonial Pipeline Co. of record in Book 3578, Page 491, Book 3611, Page 195 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
16. Restrictive Covenant for Detached Structure of record in Instrument No. 20210806-0106044, in the Register's Office for Davidson County, Tennessee.
17. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
18. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
19. Subject to rights of others in and to the common areas and/or elements.

This property is also known as improved property located at 1648 Carson Meadows 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 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 July 26, 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 26, 2022.

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

NOTARY PUBLIC

My Commission Expires: 5-5-25

Return To:
Allegiance Title of TN, LLC
278 Doug Warpoole Rd, Ste 218
Smyrna, TN 37167
File No. 22004478

Tennessee Certification of Electronic Document

I, Nikki McKinney, 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 7-26-22 (date of document).

nmckinney
Affiant Signature

7-27-22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 27th day of July, 2022.

Heather Lee
Notary's Signature

MY COMMISSION EXPIRES: 2-22-25

NOTARY'S SEAL

