Karen Johnson Davidson County
Batch# 895056 DEEDWARR
07/27/2022 02:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,914.94
20220727-0085789

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $517,550.00 Affiant Subscribed and sworn to me on July 26, 2022 NOTARY PUBLIC 9/14/25

MICHELLE W. LOCKE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35604

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Heather Lynn McVey 701 Chard Lane Nolensville, TN 37135	Lower, LLC DBA Homeside Financial 320 Rolling Ridge Dr. STE 202 State College, PA 16801	186-03-0A-001.00-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 Heather Lynn McVey, unmarried woman, hereinafter called **"GRANTEE,"** 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. 1 on the Plan of Final Plat of Burkitt Commons, Phase 3 of record in Plat at Instrument No. 20210112-0005106, 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 Special Warranty deed from Newco-Burkitt LLC, a Tennessee limited liability company of record in Instrument No. 20160421-0039019, Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Quitclaim deed from Newco-Burkitt LLC, a Tennessee limited liability company and Burkitt Commons LLC, a Tennessee limited liability company of record in Instrument No. 20160421-0039022, Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

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

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

2. Subject to all matters shown on the Plan of record as Instrument Number 20210112-0005106, 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 20180202-0010924, amended and supplemented in Instrument No. 20190321-0025835 and supplemented in Instrument No. 20191219- 0131322 and DCCR's in Instrument No. 20210727-0101163, Instrument No. 20210811-01108371, Instrument No. 20210907-0119778, 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. Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20050908-0108101 (all), in the Register's Office for Davidson County, Tennessee.

5. Easement and Contribution Agreement of record in Instrument Number 20050816-0096915, in the Register's Office for Davidson County, Tennessee.

6. Declaration Regarding Outparcels of record in Instrument Number 20200430-0045540, in the Register's Office for Davidson County, Tennessee.

7. Charter for Homeowners Association of record in Instrument Number 20180125-0008085, in the Register's Office for Davidson County, Tennessee.

8. Overhead Line Easement of record in Instrument Number 20060816-0100824, in the Register's Office for Davidson County, Tennessee.

9. Restriction for Storm Water Facilities and Systems of record in Instrument Number 20170308-0022983, in the Register's Office for Davidson County, Tennessee.

10. Easement Agreement of record in Instrument Number 20201113-0134459, in the Register's Office for Davidson County, Tennessee.

11. 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 701 Chard 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 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.

_____
NOTARY PUBLIC

My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, Patricia Nicker, 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 07-26-2022 (date of document).

Affiant Signature

07-26-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26th day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

Brad Krivensky
State of Tennessee Notary Public
Williamson County

202207270085789