Karen Johnson Davidson County
Batch# 896444 DEEDWARR
08/01/2022 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,295.11
20220801-0086991

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $620,300.00. Affiant Subscribed and sworn to me on July 26, 2022. NOTARY PUBLIC KATELYNNE C. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES OCT. 2, 2023

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35675

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael R. Roach Lisa Ann Roach 823 Westcott Lane Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	187-01-0N-004.00-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 Michael R. Roach and Lisa A. Roach, Co-Trustees of The Roach Family Trust dated July 26, 2016 amended May 06, 2021, 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 Unit Number 4, as shown on the site plan attached as Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Burkitt Ridge Live/Work Townhomes, a Horizontal Property Regime with Private Elements, of records Instrument No. 20210505-0060576 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> 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 Limited Partnership, of record in Instrument No. 20190322-0026352, Register's Office Davidson County, Tennessee.

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

1. 2022 Davidson County Taxes and City of Antioch 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 20201006-0115867, 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 20200911-0103602, supplemented in Instrument No. 20201120-0137028, Instrument No. 20210826-0115548, Instrument No. 20220225-0021710 and DCCR's for

4. Burkitt Ridge Live/Work Townhomes in Instrument No. 20210505-0060576, , 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
5. Charter for Burkitt Ridge Neighborhood Association, Inc. of record in Instrument Number 20200910-0102877, in the Register's Office for Davidson County, Tennessee.
6. Restriction for Stormwater Facilities and Systems of record in Instrument Number 20190131-0009559, in the Register's Office for Davidson County, Tennessee.
7. Application for Greenbelt Assessment - Agricultural of record in Instrument Number 20180222-0016884, in the Register's Office for Davidson County, Tennessee.
8. Easement to Piedmont Natural Gas Company of record in Instrument Number 20110311-0019588, in the Register's Office for Davidson County, Tennessee.
9. Achor Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20140204-0009863, 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 823 Westcott Lane, Antioch, TN 37013.

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: _____

Certificate of Authenticity

I, Tonya Loftin, 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 **July 26, 2022**.

Date

Tonya Loftin
Affiant Signature

July 29, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of July, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)