(1)

Karen Johnson Davidson County
Batch# 907806 DEEDWARR
08/24/2022 03:36:22 PM 4 pgs
Fees: $23.00 Taxes: $3,922.00
20220824-0095726

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COU

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,060,000.00.

Affiant

Subscribed and sworn to me on August 22, 2022.

NOTARY PUBLIC

My Commission Expires:

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 07 2024

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #26731WWWW.PFD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Ste. 107 Nashville, TN 37211	Same Address as New Owner	187-001 (PART OF)

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, McGowan Family Limited Partnership, a Tennessee Limited Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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. Application for Greenbelt Assessment of record in Instrument No. 20050203-0012785 and Instrument No. 20180222-0016884, in the Register's Office for Davidson County, Tennessee.
3. Declaration of Restrictions and Covenants for Stormwater Facilites and Systems of record in Instrument No. 20120212-00204437, Register's Office for Davidson County, Tennessee.
4. 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 unimproved property located known as Proposed Phase 6, Burkitt Ridge, 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 GRANTEE, its successor and/or 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/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successor and/or 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/our hand(s) this 22nd day of August, 2022.

McGowan Family Limited Partnership,
a Tennessee Limited Partnership

By: McGowan Investments, Inc., a
Tennessee Corporation,
its General Partner

By: _____
David C. McGowan, Jr., President

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of McGowan Investments, Inc., which entity is a General Partner of McGowan Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as General Partner in his capacity as President of McGowan Investments, Inc.

Witness my hand, at office, on August 22, 2022.

NOTARY PUBLIC

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: MAY 07 2024

EXHIBIT "A"

Property Description
Portion of McGowan Family Limited Partnership Property
Proposed Burkitt Ridge
Phase 6

Prepared by:
Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

BEING a 19.021 more or less acre tract or parcel of land located in the 31st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to McGowan Family Limited Partnership as evidenced by deed of record in Instrument Number 20171002-0100719, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey and site plan by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated September 15, 2017 and February 1, 2021, as follows:

STARTING at a point on the westerly margin of Westcott Lane (50' Right-of-Way), said point being at the northerly end of a return curve at the intersection of the northerly margin of Ben Hill Drive and the westerly margin of Westcott Lane, as shown on the final plat of Burkitt Ridge, Phase 3B, of record in Instrument No. 20211102-0146506, Register's Office Davidson County, Tennessee;
Thence with the westerly margin of Westcott Lane, North 05 Degrees 00 Minutes 29 Seconds East a distance of 71.00 feet to the POINT OF BEGINNING;
Thence with a new line, severing said McGowan Family Limited Partnership property, the following calls:
North 84 Degrees 59 Minutes 31 Seconds West a distance of 164.04 feet to a point;
Thence North 05 Degrees 00 Minutes 29 Seconds East a distance of 91.03 feet to a point;
Thence North 17 Degrees 39 Minutes 02 Seconds East a distance of 30.00 feet to a point;
Thence with a curve to the left having a radius of 426.58 feet through a central angle of 01 Degrees 18 Minutes 00 Seconds, an arc length of 9.68 feet, a chord bearing and distance of South 72 Degrees 59 Minutes 58 Seconds East, 9.68 feet to a point;
Thence with a curve to the left having a radius of 9.91 feet through a central angle of 102 Degrees 34 Minutes 20 Seconds, an arc length of 17.74 feet, a chord bearing and distance of North 55 Degrees 42 Minutes 51 Seconds East, 15.46 feet to a point;
Thence North 05 Degrees 00 Minutes 29 Seconds East a distance of 37.99 feet to a point;
Thence with a curve to the right having a radius of 110.00 feet through a central angle of 09 Degrees 42 Minutes 31 Seconds, an arc length of 18.64 feet, a chord bearing and distance of North 09 Degrees 51 Minutes 45 Seconds East, 18.62 feet to a point;
Thence North 14 Degrees 43 Minutes 00 Seconds East a distance of 47.32 feet to a point;
Thence North 16 Degrees 33 Minutes 22 Seconds East a distance of 50.00 feet to a point;
Thence with a curve to the left having a radius of 261.57 feet through a central angle of 08 Degrees 28 Minutes 09 Seconds, an arc length of 38.66 feet, a chord bearing and distance of South 77 Degrees 40 Minutes 43 Seconds East, 38.63 feet to a point;
Thence with a curve to the left having a radius of 73.50 feet through a central angle of 48 Degrees 12 Minutes 29 Seconds, an arc length of 61.84 feet, a chord bearing and distance of North 73 Degrees 58 Minutes 58 Seconds East, 60.03 feet to a point;
Thence with a curve to the right having a radius of 66.50 feet through a central angle of 31 Degrees 34 Minutes 23 Seconds, an arc length of 36.65 feet, a chord bearing and distance of North 65 Degrees 39 Minutes 55 Seconds East, 36.18 feet to a point;
Thence North 08 Degrees 32 Minutes 53 Seconds West a distance of 98.91 feet to a point;
Thence North 22 Degrees 35 Minutes 06 Seconds East a distance of 783.80 feet to a point;
Thence South 84 Degrees 59 Minutes 31 Seconds East a distance of 469.07 feet to a point in the westerly line of the Stephen and Marian Barnum property of record in Instrument No. 20180709-0065828, Register's Office Davidson County, Tennessee;

Thence with the westerly line of said Barnum Property, and with the westerly line of the Alfred G. Henson et ux property of record in Deed Book 7506, page 400, Register's Office Davidson County, Tennessee, and with the westerly line of the Carl and Cheryl Harper property of record in Instrument No. 20150209-0011779, Register's Office Davidson County, Tennessee,
South 05 Degrees 01 Minutes 29 Seconds West a distance of 1261.18 feet to a point;

Thence with a new line, severing said McGowan Family Limited Partnership property, the following calls:
North 84 Degrees 59 Minutes 31 Seconds West a distance of 352.00 feet to a point;
Thence North 05 Degrees 00 Minutes 29 Seconds East a distance of 7.20 feet to a point;
Thence North 84 Degrees 59 Minutes 31 Seconds West a distance of 265.00 feet to a point at the easterly end of a return curve at the intersection of the northerly margin of Ben Hill Drive and the easterly margin of Westcott Lane;
Thence with said return curve having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of North 39 Degrees 59 Minutes 31 Seconds West, 35.36 feet to a point on the easterly margin of Westcott Lane;
Thence with said margin of Westcott Lane, North 05 Degrees 00 Minutes 29 Seconds East a distance of 71.00 feet to a point;
Thence crossing Westcott Lane at its northerly terminus, North 84 Degrees 59 Minutes 31 Seconds West a distance of 50.00 feet to the Point of Beginning, containing 828,543 Square Feet or 19.021 Acres, more or less.

Being a portion of the same property conveyed to McGowan Family Limited Partnership, a Tennessee Limited Partnership by Deeds from Jeffrey P. Johnson, Lori J. Kelley, and Buford W. Carter, Clinton Wayne Carter and Lindsey Nicole Carter, as sole heirs-at-law of Stacy J. Carter, deceased, of record in Instrument Nos. 20171002-0100717 & 20171002-0100718, Register's Office for Davidson County, Tennessee.