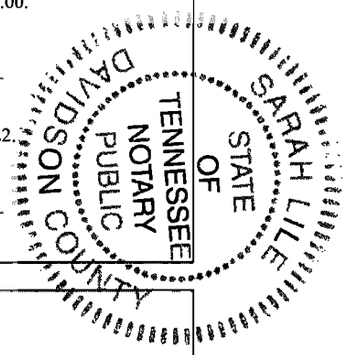
WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $392,900.00. Affiant Subscribed and sworn to me on September 1, 2022. NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 911935 DEEDWARR
09/02/2022 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,453.73
20220902-0099150



THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35609

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jesse C. Huitt Lauren E. Behling 1646 Carson Meadows Lane Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	188-10-0A-280.00-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 Jesse C. Huitt, a single man, and Lauren E. Behling, a single woman, as tenants in common 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. 280 on the Plan of Phase 7, Section 1B, Carothers Crossing, Urban Design Overlay 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.

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

> NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK

OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

This property is also known as improved property located at 1646 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 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 September 1, 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 September 1, 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, Sarah Like, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 9-1-2022.

Affiant Signature

9-1-2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1st day of September, 2022.

Notary Signature

My Commission Expires: 11/8/22

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON