Box 36

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

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

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $760,000.00.

Affiant

Subscribed and sworn to me on October 18, 2022.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 931727 DEEDWARR
10/19/2022 03:18:03 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00

20221019-0114186

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29321M.PFD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	075-102 (PART OF)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Oliveri, LLC, a Tennessee Limited Liability Company, 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 assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract I:

Land in Davidson County, Tennessee being Lots 3, 21, 22 & 30 as shown on the Final Plat of Oliveri, Phase 3, SP Subdivision, of record as Instrument No. 20220510-0053138 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract II:

Land in Davidson County, Tennessee being Lots 87, 88, 89, 90, 91 & 92 as shown on the Final Plat of Oliveri, Phase 2, SP Subdivision, of record as Instrument No. 20220831-0098182 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 Oliveri, LLC, a Tennessee limited liability company by Deed from Caterina Oliveri, a single individual of record in Instrument No. 20200102-0000492, Register's Office Davidson County, Tennessee, dated December 31, 2019 and recorded on January 2, 2020.

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. All matters as shown on the Final Plat of Oliveri, Phase 3, SP Subdivision, of record as Instrument No. 20220510-0053138 in the Register's Office for Davidson County, Tennessee (as to Tract I).
3. All matters as shown on the Final Plat of Oliveri, Phase 2, SP Subdivision, of record as Instrument No. 20220831-0098182 in the Register's Office for Davidson County, Tennessee (as to Tract II).
4. Easement granted to Tennessee Power Company of record in Book 437, page 39, Register's Office for Davidson County, Tennessee.
5. Right of Way Agreement with Nashville Gas Company of record in Book 5913, page 313, Register's Office for Davidson County, Tennessee.
6. Deed of Easement granted to Park Place Ventures, LLC, of record in Book 11491, page 719, Register's Office for Davidson County, Tennessee.
7. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11766, page 995, Register's Office for Davidson County, Tennessee.
8. Grant of Transmission Line Easement of record in Instrument No. 20020125-0010713, Register's Office for Davidson County, Tennessee.
9. Applications for Greenbelt Assessment - Agricultural of record in Instrument No. 20130108-002530 & 20130108-002531, Register's Office for Davidson County, Tennessee.
10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20220322-0033021, Register's Office for Davidson County, Tennessee
11. Declaration of Covenants, Conditions and Restrictions for Oliveri of record in Instrument No. 20220526-0061516, Register's Office for Davidson County, Tennessee (as to Tract I).
12. 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 Lots 3, 21, 22 & 30, Oliveri SP Subdivision, Phase 3, Davidson County, TN & Lots 87, 88, 89, 90, 91 & 92, Oliveri SP Subdivision, Phase 2, Davidson County, Tennessee.

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 successors 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, its successors 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/our hand(s) this 18th day of October, 2022.

Oliveri, LLC, a Tennessee Limited Liability Company

BY: _____
David C. McGowan, Jr.

TITLE: Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared 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 Chief Manager of Oliveri, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as Chief Manager of the company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand, at office in Nashville, Tennessee, this 18th day of October, 2022.

_____
NOTARY PUBLIC

My Commission Expires: _____

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