(1)

Karen Johnson Davidson County
Batch# 985738 DEEDWARR
03/28/2023 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,199.26
20230328-0022644

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $324,125.00.

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

Affiant

Subscribed and sworn to me on March 24, 2023.

Georgette R Kennedy
NOTARY PUBLIC 01-06-25

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35822

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Katrina Alexandra Kennedy<br>832 Goswell Drive #003<br>Nolensville, TN 37135 | SAME ADDRESS AS NEW OWNER | 188-06-0B-003.00-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 Katrina Alexandra Kennedy, an unmarried woman, hereinafter called **"GRANTEE,"** her 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 003, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Carothers Farm Stacked Flats, a Condominium Development, of record as Instrument No. 20180917-0092013 and Instrument No. 20211130-0518066 as amended in Instrument No. 20211213-0164888, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property; said Unit being depicted on Exhibit "2" of the Amendment to the Eighth Supplement to the Declaration of Covenants, Conditions and Restrictions of Carothers Farms Stacked Flats (Annexing Building 385), of record in Instrument No. 20211213-0164888, in the Register's Office for Davidson County, Tennessee.
>
> 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 Partnership, of record in Instrument No. 20201124-0137705, in the Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 24, 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 paid by Grantor, all subsequent taxes due are assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument Number 20211029-0145243, 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 Master Restriction in Instrument No. 20070627-0076581,amended in Instrument No. 20070821-0099817, Instrument No. 20070921- 0099818, Instrument No. 20080515-0049892, Instrument No. 20080515-0049893, Instrument No. 20171002-0100689, corrected in Instrument No. 20171220-0129697 and Instrument No. 20180125-0008094, in the Register's Office for Davidson County, Tennessee. DCCR's in Instrument No. 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049894, Instrument No. 20171002 0100688 and Instrument No. 20190321-0025836, as amended by Instrument No. 20200803-0085638, amended by Instrument No. 20210625-0086747, and amended by Instrument No. 20230320-0019922, in the 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. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180917-0092013, amended and supplemented in Instrument No. 20190430-0039885, amended and supplemented in Instrument No. 20190710-0066979, amended and supplemented in Instrument No. 20200327-0033524, amended and supplemented in Instrument No. 20200327-0033525, amended and supplemented in Instrument No. 20200327-0033526 and amended and supplemented in Instrument No. 20201110-0132740, Instrument No. 20210629-0087678, Instrument No. 20210629-0087676, Instrument No. 20211130-0158065, Instrument No. 20211130-0158066, Instrument No. 20211213-0164887, Instrument No. 20211213-0164888, Instrument No. 20211213-0164889, Instrument No. 20211213-0164890 and 20211213-0164888, 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 Carothers Farms Stacked Flats Condominium Association, Inc. of record in Instrument Number 20180913-0091045, in the Register's Office for Davidson County, Tennessee.
6. Charter for Homeowners Association of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
7. Assignment of Declarants Rights of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
8. Grant of Water Service Line Easement of record in Instrument Number 20220407-0040684, in the Register's Office for Davidson County, Tennessee
9. Parking and Maintenance Easement of record in Instrument Number 20180719-0070523, in the Register's Office for Davidson County, Tennessee.
10. Sewer Line Easement of record in Book 9975, Page 541, and Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
11. Easement to Colonial Pipeline Co. of record in Book 3578, Page 491, Book 3611, Page 195 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
12. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20070711-0082648 and Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
13. Easement and Memorandum Agreement of record in Instrument Number 20070123-00009057 and Assignment of Easement in Instrument No. 20140827-0078032, in the Register's Office for Davidson County, Tennessee.
14. Access Drainage, Utility and Pedestrian Easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
15. Right of Way for Public Roadway of record in Instrument Number 20070511-0056717, Instrument No. 20070511-0056718, and Instrument No. 20070511-0056719, in the Register's Office for Davidson County, Tennessee.

16. Restriction for Storm Water Facilities and Systems of record in Instrument Number 20190508-0043213 and Instrument No. 20201013-0118762, in the Register's Office for Davidson County, Tennessee.
17. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
18. Subject to rights of others in and to the common areas and/or elements.
19. 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 832 Goswell Drive #003, 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 GRANTEE, her heirs 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, her 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 March 24, 2023.

**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 March 24, 2023.

_____
NOTARY PUBLIC

My Commission Expires: _____



## CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy do hereby make oath that I am a licensed attorney and/or 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 3/28/23.

Affiant
Date: 3/28/23

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 28th day of March, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY