Q
Box 36

SPECIAL WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 01, 2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21ST DAY OF MARCH, 2023.

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 985761 DEEDWARRSP
03/28/2023 03:52:24 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230328-0022674

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #36196

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
McGowan Family Limited Partnership 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	187-1-A-001 CO

FOR AND IN CONSIDERATION, of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Regent Homes, LLC, a Tennessee Limited Liability Company **("Grantor")**, has bargained and sold, and by these presents, does transfer and convey unto McGowan Family Limited Partnership, a Tennessee Limited Partnership **("Grantee")**, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Property Description
Portion of Regent Homes, LLC Property
Proposed Burkitt Ridge
Phase 1, District 1, Tract "C"

BEING a 0.632 tract of land located in the 31st Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Regent Homes, LLC as evidenced by deed of record in Instrument No. 20190322-0026352, Register's Office Davidson County, Tennessee, and being a portion of Lot 1 on the plan of Phase 1, District 1, Burkitt Ridge, of record in Instrument No. 20201006-0115867, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., 618 Grassmere Park Drive, Suite 4, Nashville, Tennessee 37211, Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated August 27, 2020, as follows:

Beginning at a point on the northerly margin of Burkitt Road (Right-of-Way width varies), said point being at the westerly end of a return curve at the intersection of the northerly margin of Burkitt Road and the westerly margin of Westcott Lane, as depicted on the above-referenced plan of Burkitt Ridge, Phase One;
Thence with said right-of-way of Burkitt Road, and with a curve to the left having a radius of 843.29 feet through a central angle of 07 Degrees 16 Minutes 23 Seconds, an arc length of 107.04 feet, a chord bearing and distance of North 88 Degrees 58 Minutes 55 Seconds West, 106.97 feet to a point;
Thence leaving the right-of-way of Burkitt Road and severing said Regent Homes, LLC Property, North 00 Degrees 00 Minutes 00 Seconds East a distance of 180.71 feet to a point;
Thence North 69 Degrees 46 Minutes 52 Seconds East a distance of 65.64 feet to a point;
Thence North 90 Degrees 00 Minutes 00 Seconds East a distance of 76.85 feet to a point in the westerly right-of-way of Westcott Lane;
Thence with said right-of-way of Westcott Lane, and with a curve to the right having a radius of 522.50 feet through a central angle of 10 Degrees 07 Minutes 02 Seconds, an arc length of 92.26 feet, a chord bearing and distance of South 03 Degrees 05

Minutes 23 Seconds East, 92.14 feet to a point;
Thence continuing North 88 Degrees 01 Minutes 52 Seconds West a distance of 2.50 feet to a point;
Thence continuing, and with a curve to the right having a radius of 520.00 feet through a central angle of 02 Degrees 39 Minutes 35 Seconds, an arc length of 24.14 feet, a chord bearing and distance of South 03 Degrees 17 Minutes 55 Seconds West, 24.14 feet to a point;
Thence South 04 Degrees 37 Minutes 43 Seconds West a distance of 67.72 feet to a point;
Thence with a return curve to the right having a radius of 25.00 feet through a central angle of 90 Degrees 01 Minutes 33 Seconds, an arc length of 39.28, a chord bearing and distance of South 49 Degrees 38 Minutes 30 Seconds West, 35.36 feet to the Point of Beginning, containing 27,525 Square Feet or 0.632 acres, more or less.

Being a portion of the 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. 2023 Davidson County Taxes which are assumed by the Grantee.
2. All matters as shown on the Plan of record in Instrument No. 20201006-0115867, Register's Office Davidson County, Tennessee.
3. Application for Greenbelt Assessment of record in Instrument Nos. 20050203-0012785 & Instrument No. 20180222-016884, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190131-0009559, Register's Office for Davidson County, Tennessee.
5. Easement to Piedmont Natural Gas Company of record in Instrument No. 20110311-0019588, in the Register's Office for Davidson County, Tennessee.
6. 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.
7. Charter for Burkitt Ridge Neighborhood Association. Inc. of record in Instrument Number 20200910-0102877, and Instrument No. 20210505-0060462, in the Register's Office for Davidson County, Tennessee.
8. 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 and Instrument No. 20210505-0060576 and Instrument No. 20220729-0086702, 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 lo 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.
9. 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.

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 successor and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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 effective on March 21, 2023.

Regent Homes, LLC, a Tennessee Limited Liability Company

By: _____
David C. McGowan, Jr.
Its: Chief Manger

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned notary public for the 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 the Chief Manager of Regent Homes, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as Chief Manager.

WITNESS my hand, at office, this 21st day of March, 2023.

_____
NOTARY PUBLIC

My Commission Expires: _____

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