Karen Johnson Davidson County
Batch# 989859 DEEDWARR
04/10/2023 11:22:30 AM 4 pgs
Fees: $23.00 Taxes: $2,145.91
20230410-0025706

WARRANTY DEED

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $579,975.00.

Affiant

Subscribed and sworn to me on April 6, 2023.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35915

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Suresh Thota Kavita Rao 1044 Indigo Alley Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	181-11-0D-111.00-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 Suresh Thota and Kavita Rao, husband and wife, 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. 111 on the Final Plat, The Hill Property, Phase 1A, of record in Instrument No. 20210728-0101347 and as corrected by Surveyor's Certificate of Correction in Instrument No. 20220218-0019313, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company of record in Instrument Number 20211222-0169359, Register's Office for Davidson County, Tennessee, dated December 20, 2021 and recorded on December 22, 2021.

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 in Instrument No. 20210728-0101347, as corrected by Surveyor's Certificate of Correction in Instrument No. 20220218-0019313, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Plan of record as Instrument Number 20210720-0097060, Register's Office of Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants Conditions and Restrictions for Autumn View with By-Laws appended thereto, of record in

Instrument No. 20171120-0119163, having been amended by First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase Two A Property) of record in Instrument No. 20191018-0106855; First Supplement having been corrected by Scrivener's Affidavit of record in Instrument No. 20191030-0111535; further supplemented by Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase Two B Property) of record in Instrument No. 20200722-0080431; further supplemented by Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 1B Hill Property) of record in Instrument No. 20210727-0100923; further supplemented by Fourth Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 1A Hill Property) of record in Instrument No. 20211221-0168357; further supplemented by Fifth Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 2 Hill Property) of record in Instrument No. 20221109-0120350, 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 of Autumn View Homeowners Association, Inc. of record in Instrument No. 20171120-0119162, Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200729-0083273, Register's Office for Davidson County, Tennessee.
7. Grant of Transmission Line Easement of record in Book 4425, Page 544, Register's Office for Davidson County, Tennessee.
8. Application for Greenbelt Assessment - Agricultural of record in Book 8844, Page 888, Register's Office for Davidson County, Tennessee. NOTE: The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.
9. Subject to the flow of any creeks, streams, or branches across subject property.
10. Subject to rights of others in and to the common areas and/or elements.
11. 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 1044 Indigo Alley, Brentwood, TN 37027.

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 April 6, 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 April 6, 2023.

_____
NOTARY PUBLIC

My Commission Expires: _____



- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, do hereby make oath that I am a licensed Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 04/06/23 (date of document).

Emma Howard

Affiant Signature

Date: 04/06/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 06 day of April, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

