Box 36

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $363,900 00

Affiant

Subscribed and sworn to me on April 6, 2023

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 989879 DEEDWARR
04/10/2023 11 51.06 AM 3 pgs
Fees $18 00 Taxes $1,346 43

20230410-0025741

THIS INSTRUMENT WAS PREPARED BY
Richard W Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #36009CDF

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christian Baxter Sara Baxter 846 Westcott Lane Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	187-01-0B-163.00-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 Christian Baxter and Sara Baxter, 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 163 on the Plan of Burkitt Ridge Phase 5 of record in Plat at Instrument No 20220525-0060826, 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 Warranty deed from McGowan Family Limited Partnership, a Tennessee limited partnership of record in Instrument No 20210326-0040069, Register's Office for Davidson County, Tennessee, dated March 19, 2021 and recorded on March 26, 2021.

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

1. 2022 Davidson County Taxes and City of Antioch Taxes which have been prorated by the parties and paid by Grantor, all subsequent taxes due are assumed by the Grantee(s)
2. Application for Greenbelt Assessment of record in Instrument No. 20180222-0016884, in the Register's Office for Davidson County, Tennessee.
3. 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.
4. Subject to all matters shown on the Plan of record as Instrument Number 20220525-0060826, Register's Office of Davidson County, Tennessee.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Charter, Easements, Covenants and Restrictions of Burkitt Ridge, a Traditional Neighborhood Development, of record in Instrument Number 20200911-0103602, supplemented in Instrument No. 20201120-0137028, Instrument No. 20210826-0115548, Instrument No 20220225-0021710 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 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.
6. Grant of Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20110311-0019588, in the Register's Office for Davidson County, Tennessee.
7. Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, of record in Instrument No. 20140204-0009863, in the Register's Office for Davidson County, Tennessee.
8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210212-0020437, in the Register's Office for Davidson County, Tennessee.
9. Grant of Easement Distribution to Piedmont Natural Gas Company, Inc of record in Instrument Number 20221025-0115494 and Instrument No. 20221025-0115496, in the Register's Office for Davidson County, Tennessee.
10. Restrictive Covenant for Detached Structure of record in Instrument Number 20220614-0067750, in the Register's Office for Davidson County, Tennessee.
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 846 Westcott Lane, Antioch, TN 37013.

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:

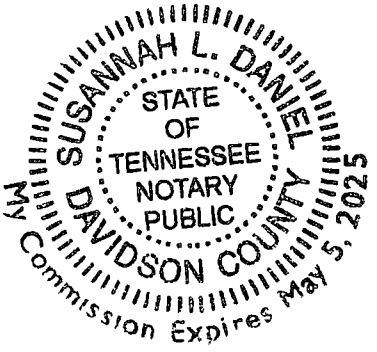
By:_____
Richard W. Sebastian, Authorized Representative

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: _____