THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT2304000174

Karen Johnson Davidson County
Batch# 1002552 DEEDWARR
05/12/2023 10 35 24 AM 2 pgs
Fees $13 00 Taxes $1,628 00

20230512-0035500

STATE OF Tennessee)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is: $440,000.00

Affiant

Subscribed and sworn to before me, this 11th day of May, 2023.

Notary Public
My Commission Expires: _____

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Lan Austin and Richard Austin 3106 Patcham Drive Nolensville, TN 37135	320 Jade Creek Hollow Nolensville, TN 37135	Tax Parcel ID No. 188-10-0A-253.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYAN JEREMY KOZAK AND RHEAGAN RIGGS KOZAK, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RICHARD AUSTIN AND LAN AUSTIN, HUSBAND AND WIFE** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Phase 7, Section 1C, Carothers Crossing of record in Plat at Instrument No. 20210120-0008752, 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 McGowan Family Limited Partnership, a Tennessee Limited Partnership by Special Warranty deed from WM SUB CC PDL, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171002-0100692 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on October 02, 2017. (Value or consideration as shown in aforementioned deed $5,000,000.00.)

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Quitclaim deed from McGowan Family Limited Partnership, a Tennessee Partnership of record in Instrument No. 20190528-0050141 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 28, 2019.

Being the same property conveyed to Ryan Jeremy Kozak and Rheagan Riggs Kozak, husband and wife by Warranty deed from Regent Homes LLC, a Tennessee limited liability company of record in Instrument No. 20211217-0167384 Register's Office for Davidson County, Tennessee, dated December 16, 2021 and recorded on December 17, 2021.

This is improved property commonly known as: **3106 Patcham Drive Nolensville, TN 37135**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of May, 2023.

Rheagan Riggs Kozak
RHEAGAN RIGGS KOZAK

Ryan Jeremy Kozak by Rheagan Riggs Kozak, as attorney in fact
RYAN JEREMY KOZAK BY RHEAGAN RIGGS KOZAK, AS ATTORNEY IN FACT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, , the within named bargainors, **RHEAGAN RIGGS KOZAK** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of May 2023.

CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-2-2026

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **RHEAGAN RIGGS KOZAK** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **RYAN JEREMY KOZAK**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of MAY 2023.

CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-2-2026