WARRANTY DEED

Karen Johnson Davidson County
Batch# 1007448 DEEDWARR
05/25/2023 09 58 02 AM 3 pgs
Fees: $18 00 Taxes $1,748 25

20230525-0039393

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $472,500 00

Affiant

Subscribed and sworn to me on May 24, 2023

NOTARY PUBLIC

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26 2025

THIS INSTRUMENT WAS PREPARED BY:
Richard W Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35612

NAME/ADDRESS OF NEW OWNER.	SEND TAX BILLS TO:	MAP – PARCEL #
T'mir K. Boyd, Trustee of the Perri Punx Trust, dated September 19, 2019 & Samuel Joseph Boyd, Trustee of the Samuel Joseph Boyd Trust, dated August 30, 2012 256 Ben Hill Drive Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	187-01-0B-077 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 T'mir K. Boyd, Trustee of the Perri Punx Trust, dated September 19, 2019, as to a 75% undivided interest, and Samuel Joseph Boyd, Trustee of the Samuel Joseph Boyd Trust, dated August 30, 2012, as to a 25% undivided interest, as tenants in common, 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. 77 of Burkitt Ridge, Phase 3B, District 3, as shown on plat of record in Instrument No 202111020146506, 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 Quitclaim deed from McGowan Family Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20190322-0026352, Register's Office for Davidson County, Tennessee, dated March 20, 2019 and recorded on March 22, 2019.

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

1 2023 Davidson County Taxes which have been prorated by the parties and assumed by the Grantees; all subsequent taxes due are assumed by the Grantees

2. Subject to all matters shown on the Plan of record in Plat at Instrument No 202111020146506, Register's Office for 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 No 20200911-0103602, amended and supplemented in Instrument No. 20201120-0137028, Instrument No. 20210826-0115548, Instrument No 20210505-0060576, Instrument No 20220225-0021710, 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
4 Easement to Piedmont Natural Gas Company of record in Instrument No. 20110311-0019588, in the Register's Office for Davidson County, Tennessee
5. Anchor Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No 20140204-0009863, in the Register's Office for Davidson County, Tennessee.
6 Charter for Burkitt Ridge Neighborhood Association, Inc of record in Instrument No. 20200910-0102877 and Instrument No. 20210505-0060462 in the Register's Office for Davidson County, Tennessee
7. Restriction for Stormwater Facilities and Systems of record in Instrument No 20190131-0009559, in the Register's Office for Davidson County, Tennessee.
8. 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 256 Ben Hill Drive, 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 May 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 May 24, 2023

_____
NOTARY PUBLIC

My Commission Expires: _____

