Karen Johnson Davidson County
Batch# 1008493 DEEDWARRSP
05/26/2023 02:35:30 PM 4 pgs
Fees: $23.00 Taxes: $6,031.00
20230526-0040080

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,630,000.00.

Affiant

Subscribed and sworn to me on May 26, 2023.

NOTARY PUBLIC

My commission expires: _____

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

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #36143B

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Ste. 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	A portion of 181-123

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

Land in Davidson County, Tennessee being Lots 25, 49, 50, 51, 52, 53, 54, 73, 74, 115 & 116, as shown on the Final Plat of The Hill Property, Phase 2, of record as Instrument No. 20221102-0118518 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company by Deed from Suzanne Hill Nicols, Shelley Ruth Cook and Benjamin Franklin Hill, III, of record as Instrument No. 20190801-0075717, Register's Office for Davidson County, Tennessee.

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 are assumed by the Grantee.
2. All matters as shown on the plan of record in Instrument No. 20221102-0118518, Register's Office for Davidson County, Tennessee.
3. Grant of Transmission Line Easement of record in Book 4425, Page 544, in the Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions, and Restrictions for Autumn View of record in Instrument No. 20171120-0119163, Register's Office for Davidson County, Tennessee; as supplemented by the 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, said Register's Office; said First Supplement as corrected by the Scrivener's Affidavit of record in Instrument No. 20191030-0111535, said Register's Office; and as supplemented by the 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, said Register's Office; as supplemented by the 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, said Register's Office; as supplemented by the 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, said Register's Office; as supplemented by the 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, said Register's Office.
5. Declaration of Restrictions for Stormwater Facilities and Systems of record in Instrument No. 20200729-0083273, Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210507-0061528, Register's Office for Davidson County, Tennessee.
7. 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 May 26, 2023.

Green Trails, LLC,
a Tennessee limited liability company

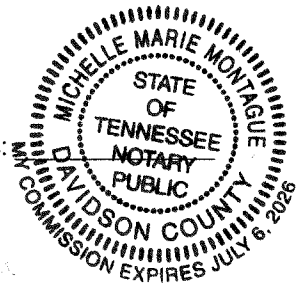
By: _____
Rick Deckbar, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Rick Deckbar, 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 Green Trails, LLC, a Tennessee limited liability company, the within named bargainor, 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 in his capacity as Chief Manager.

Witness my hand and official seal on May 26, 2023.

My Commission Expires:



_____
NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on May 26, 2023 (date of document).

Affiant Signature

May 26, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 1/8/2024

NOTARY'S SEAL

