WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $439,900.00. Affiant Subscribed and sworn to me on May 30, 2023. NOTARY PUBLIC

SUSANNAH L. DANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2025

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35733

Karen Johnson Davidson County
Batch# 1009306 DEEDWARR
05/31/2023 11:07:50 AM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20230531-0040919

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Monica Anderson 254 Ben Hill Drive Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	187-01-0B-076.00-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 Monica Anderson, an unmarried person, hereinafter called **"GRANTEE,"** her 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. 76 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 and City of Antioch Taxes which have been prorated by the parties and assumed by the Grantee(s); all subsequent taxes due are assumed by the Grantee(s).
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 254 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 30, 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 30, 2023.



_____
NOTARY PUBLIC

My Commission Expires: _____