WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $467,348 00

Affiant

Subscribed and sworn to me on June 7, 2023

Notary Public

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

Karen Johnson Davidson County
Batch# 1012573 DEEDWARR
06/08/2023 12 09 20 PM 3 pgs
Fees $18 00 Taxes $1,729 19

20230608-0043671

THIS INSTRUMENT WAS PREPARED BY
Richard W Sebastian
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No. 36390

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP- PARCEL NO.
Sesha Snehitha Kandaala Arun Kumar Singarayakonda Tirumala 4066 Foxglove Farm Dr Franklin, TN 37064	SAME ADDRESS AS NEW OWNER	- 186-03-0A-013 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 Sesha Snehitha Kandaala and Arun Kumar Singarayakonda Tirumala, a wife and husband, 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. 13 on the Plan of Final Plat of Burkitt Commons, Phase 3 of record in Plat at Instrument No. 20210112-0005106, 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 Newco-Burkitt, LLC, a Tennessee limited liability company and Burkitt Commons, LLC, a Tennessee limited liability company of record in Instrument No. 20160421-0039022 Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

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

1. DAVIDSON County Taxes which have been prorated by the parties and assumed by the Grantee

2 Subject to all matters shown on the Plan of record as Instrument Number 20210112-0005106, Register's Office of 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 20180202-0010924, amended and supplemented in Instrument No 20190321-0025835, supplemented in Instrument No 20191219-0131322 and DCCR's in Instrument No 20210727-0101163, Instrument No 20210811-01108371 and Instrument No 20210907-0119778, 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 Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No 20050908-0108101, in the Register's Office for Davidson County, Tennessee

5 Easement and Contribution Agreement of record in Instrument No 20050816-0096915, in the Register's Office for Davidson County, Tennessee

6 Declaration Regarding Outparcels of record in Instrument No 20200430-0045540, in the Register's Office for Davidson County, Tennessee

7 Charter for Homeowners Association of record in Instrument No 20180125-0008085, in the Register's Office for Davidson County, Tennessee

8 Overhead Line Easement of record in Instrument No 20060816-0100824, in the Register's Office for Davidson County, Tennessee

9 Restriction for Storm Water Facilities and Systems of record in Instrument No 20170308-0022983, in the Register's Office for Davidson County, Tennessee

10 Easement Agreement of record in Instrument No 20201113-0134459, 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 725 Chard Lane, Nolensville, TN 37135

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 June 7, 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/herself to be the Authorized Representative of Regent Homes, LLC, the within named bargainor, and that he/she as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Authorized Representative

Witness my hand, at office, on June 7, 2023

_____
NOTARY PUBLIC

My Commission Expires _____

