(1) Box 36

SPECIAL WARRANTY DEED

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

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $690,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16TH DAY OF JUNE, 2023.

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 1017122 DEEDWARRSP
06/21/2023 09:59:07 AM 4 pgs
Fees: $23.00 Taxes: $2,553.00
20230621-0046948

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #22718AAAAAAAAA

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	188-008 (part of)

FOR AND IN CONSIDERATION, of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, McGowan Family Limited Partnership, a Tennessee Limited Partnership **("Grantor")**, has bargained and sold, and by these presents, does transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company **("Grantee")**, certain tracts or parcels of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Property Description
Portion of McGowan Family Limited Partnership Property
Proposed Carothers Crossing aka Carothers Farms Phase 5A

Prepared by:
Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Being a 23.228 more or less acre tract of land lying in the 33rd Council District of Davidson County, Tennessee, and being a portion of the McGowan Family Limited Partnership property described as "Unit 3, 4, 5, & 7 Carothers Crossing Davidson County, Tennessee", as evidenced by deed of record in Instrument No. 20171002-0100692, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated August 5, 2019, as follows:

Beginning at the intersection of the northerly right-of-way of Carothers Road and the Davidson-Rutherford County Line at a southeast corner of the aforementioned "Unit 3, 4, 5, & 7 Carothers Crossing Davidson County, Tennessee" property of which this is a part, and being South 05 Degrees 02 Minutes 00 Seconds West, 8.8 feet of the southwest corner of Lot 110 on the final plat of Brookside, Phase 1 of record in Plat Book 29, Page 89, Registers Office Rutherford County.
Thence leaving said Brookside Lot 110 and with the southerly line of said "North Tract" and the northerly right-of-way of Carothers Road the following six calls:

A curve to the left 64.76 feet, said curve having a radius of 449.98 feet, a central angle of 08 Degrees 14 Minutes 44 Seconds and a chord of 64.70 feet at South 81 Degrees 34 Minutes 34 Seconds West;
Thence South 77 Degrees, 27 Minutes, 12 Seconds West a distance 189.13 feet to a point;

Thence with a curve to the left 466.19 feet, said curve having a radius of 1170.93 feet, a central angle of 22 Degrees 48 Minutes 42 Seconds and a chord of 463.12 feet at South 66 Degrees 02 Minutes 51 Seconds West to a point;
Thence South 54 Degrees, 38 Minutes, 30 Seconds West a distance 131.27 feet to a point;
Thence with a curve to the right 538.53 feet, said curve having a radius of 793.52 feet, a central angle of 38 Degrees 53 Minutes 02 Seconds and a chord of 528.25 feet at South 74 Degrees 05 Minutes 02 Seconds East to a point;
Thence North 86 Degrees, 28 Minutes, 27 Seconds West a distance 53.91 feet to a point, said point being the southeasterly corner of Common Area "B" as shown on the final plat of Carothers Crossing Phase 1 of record in Instrument No. 200706140071367, Register's Office Davidson County, Tennessee,

Thence leaving said right-of-way and first with the easterly property line of said Common Area "B" of Carothers Crossing Phase 1 and then with the easterly property line of Common Area "C" as shown on the final plat of Carothers Crossing Phase 2, Section 2 Lots 62-123 of record in Instrument No. 200708070093935, Register's Office Davidson County, Tennessee, North 07 Degrees, 06 Minutes, 29 Seconds East a distance 794.52 to a point, said point being the northeasterly corner of the afore mentioned Common Area "C";

Thence with a line severing said "Unit 3, 4, 5, & 7 Carothers Crossing" the following six calls:
North 83 Degrees, 40 Minutes, 49 Seconds East a distance 188.17 feet to a point;
Thence North 41 Degrees, 30 Minutes, 31 Seconds East a distance 301.19 feet to a point;
Thence North 88 Degrees, 26 Minutes, 28 Seconds East a distance 612.28 feet to a point;
Thence North 78 Degrees, 30 Minutes, 49 Seconds East a distance 50.00 feet to a point;
Thence North 68 Degrees, 07 Minutes, 06 Seconds East a distance 198.58 feet to a point;
Thence South 84 Degrees, 52 Minutes, 59 Seconds East a distance 70.00 feet to a point, said point being located on the easterly boundary line of said Brookside Phase 1;

Thence with the common line of said "Unit 3, 4, 5, & 7 Carothers Crossing" and Brookside Phase 1 properties, South 05 Degrees, 02 Minutes, 00 Seconds West a distance 675.57 ft to the point of beginning, containing 1,011,828 square feet or 23.228 Acres, more or less.

Being a portion of the same property conveyed to McGowan Family Limited Partnership, a Tennessee Limited Partnership, by Deed from WM SUB CC PDL, a Tennessee Limited Liability Company of record in Instrument No. 20171002-0100692, in the 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 are assumed by the Grantee.
2. Assignment and Assumption of Declarant Rights dated September 26, 2017, of record in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
3. Easement and Memorandum Agreement of record in Instrument No. 20070123-0009057, Register's Office of Davidson County, Tennessee. Assignment of record in Instrument No. 20140827-0078032, in said Register's Office.
4. Declaration of Easement of record In Instrument No. 20140507-0038903, Register's Office of Davidson County, Tennessee.
5. Right of Way Easement of record in Book 4588, page 484, Register's Office for Davidson County, Tennessee.

6. Right of Way Easement of record in Book 4588, page 476, Register's Office for Davidson County, Tennessee.
7. Right of Way Easement of record in Book 3671, page 353, Register's Office for Davidson County, Tennessee.
8. Right of Way Easement of record in Book 3611, Page 195, Register's Office of Davidson County, Tennessee.
9. Right of Way Easement of record in Book 3611, Page 193, Register's Office of Davidson County, Tennessee.
10. Right of Way Easement of record in Book 3578, Page 491, Register's Office of Davidson County, Tennessee.
11. Supplemental Declaration to Declaration of Easement of record in Instrument No. 20140603-0048042, said Register's Office.
12. Master Deed Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076581 as amended in Instrument No. 20080515-0049893 & Instrument No. 20180125-0008094 and Instrument No. 20180125-0008094, 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.
13. Agreement for Dedication of Easement for Sanitary Sewer Mains, Pumps and Appurtenances of record in Instrument No. 20170302-0020826, Register's Office of Davidson County, Tennessee.
14. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 202302020007800, Register's Office of Davidson County, Tennessee.
15. Right of Way Deed of record in Book 2748, Page 587, Register's Office of Davidson County, Tennessee.
16. Right of Way Deed of record in Book 2748, Page 575, Register's Office of Davidson County, Tennessee.
17. Right of Way Deed of record in Book 2748, Page 573, Register's Office of Davidson County, Tennessee.
18. 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.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 16th day of June, 2023.

McGowan Family Limited Partnership,
a Tennessee Limited Partnership

By: McGowan Investments, Inc., a
Tennessee Corporation,
its General Partner

By: _____
David C. McGowan, Jr., President

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., 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 President of McGowan Investments, Inc., which entity is a General Partner of McGowan Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as General Partner in his capacity as President of McGowan Investments, Inc.

Witness my hand, at office, on June 16, 2023.

_____
NOTARY PUBLIC

