Karen Johnson Davidson County
Batch# 1038445 DEEDWARR
08/15/2023 03:01:30 PM 4 pgs
Fees: $23.00 Taxes: $2,016.50
20230815-0063590

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF
DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00.

Affiant

Subscribed and sworn to me on August 15, 2023

Notary Public comm exp 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W Sebastian
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No.: 36487

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Kamelot Holdings, The Smith Family Trust, dated April 12, 2023 819 Westcott Lane Antioch, TN 37013	~~SAME ADDRESS AS~~ NEW OWNER 804 PRESTON RD. ANTIOCH, TN 37013	187-01-0N-000.200-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 Kamelot Holdings, The Smith Family Trust, dated April 12, 2023, hereinafter called **"GRANTEE,"** its 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 Unit No. 2 on the Plan of Burkitt Ridge Live/Work Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210505-0060576, 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 22, 2019 and recorded on March 22, 2019.

Being also known as 819 Westcott Lane, Antioch, TN 37013.

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

1. Subject to all matters shown on the Plan of record as Instrument Number 20201006-0115867, Register's Office of Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200911-0103602, supplemented in Instrument No. 20201120-0137028, Instrument No. 20210826-0115548, Instrument No. 20220225-0021710 and DCCR's for Burkitt Ridge Live/Work Townhomes in Instrument No. 20210505-0060576, Supplement in 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.

3. Charter of Burkitt Ridge Townhomes Homeowners Association, Inc. of record in Instrument Number 20210505-0060462, in the Register's Office for Davidson County, Tennessee.

4. Charter for Burkitt Ridge Neighborhood Association, Inc. of record in Instrument Number 20200910-0102877, in the Register's Office for Davidson County, Tennessee.

5. Restriction for Stormwater Facilities and Systems of record in Instrument Number 20190131-0009559, in the Register's Office for Davidson County, Tennessee.

6. Easement to Piedmont Natural Gas Company of record in Instrument Number 20110311-0019588, in the Register's Office for Davidson County, Tennessee.

7. Achor Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20140204-0009863, in the Register's Office for Davidson County, Tennessee.

8. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

9. Subject to rights of others in and to the common areas and/or elements.

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

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 819 Westcott Lane, 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 GRANTEE, its heirs 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 August 15, 2023.

REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

By: _____
Richard W. Sebastian, Authorized Representative

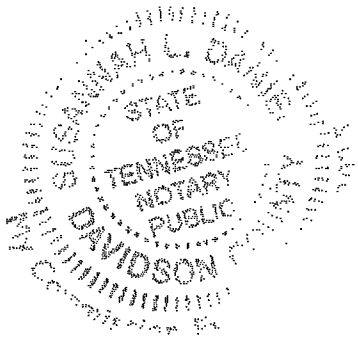
STATE OF TENNESSEE, COUNTY OF DAVIDSON

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 August 15, 2023.

NOTARY PUBLIC

My Commission Expires: _____



Certificate of Authenticity

I, Holly A Mason, 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 8/15/23.

Holly A

Affiant Signature

8/15/23

Date

State of TN
County of Davidson

Sworn to and subscribed before me this 15 day of August, 2023.

Cari Allen

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY