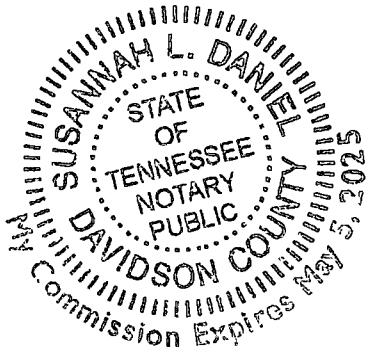
WARRANTY DEED



STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $536,750 00

Affiant

Subscribed and sworn to me on August 16, 2023

Notary Public

Karen Johnson Davidson County
Batch# 1040331 DEEDWARR
08/18/2023 02 52 44 PM 3 pgs
Fees $18 00 Taxes $1,985 98

20230818-0064778

THIS INSTRUMENT WAS PREPARED BY
Richard W Sebastian
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste 110
Nashville, TN 37201
Our File No 36452

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP- PARCEL NO
Ben Oliha Celso and Cecilia Halia Palatino 4521 Rockland Trail Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	- 175-04-0B-006 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 Ben Oliha Celso and Cecilia Halia Palatino, Husband and Wife, 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. 6, on the Final Plat of record for Phase 3, Oliveri SP Subdivision, recorded in Instrument No. 20220510-0053138, in the Register of Deeds of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of part of the same property conveyed to Oliveri, LLC, a Tennessee Limited Liability Company by Warranty Deed from Caterina Oliveri, a single individual, dated 01/02/2020, of record in Instrument 20200102-0000492, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty deed from Oliveri, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220705-0077572 Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 5, 2022.

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

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

2 Subject to all matters shown on the Plan of record in Plat at Instrument No 20220510-0053138, in the 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 Number 20220526-0061516, Instrument No 20221129-0125078 and Instrument No 20230328-0022669, 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 Charter for Oliveri Homeowners Association of record in Instrument Number 20220524-0060285, in the Register's Office for Davidson County, Tennessee

5 Access and Utility Easement of record in Instrument Number 20201029-0126358, in the Register's Office for Davidson County, Tennessee

6 Grant of Transmission Line Easement of record in Instrument Number 20020125-0010713, in the Register's Office for Davidson County, Tennessee

7. Restriction for Stormwater Facilities and Systems of record in Instrument Number 20220322-0033021, in the Register's Office for Davidson County, Tennessee

8 Easement to Tennessee Power Company of record in Book 437, Page 39, in the Register's Office for Davidson County, Tennessee.

9 Deed of Easement to Park Place Ventures, LLC of record in Book 11491, Page 719, in the Register's Office for Davidson County, Tennessee

10 Right of Way Agreement with Nashville Gas Company of record in Book 5913, Page 313, in the Register's Office for Davidson County, Tennessee

11 Sanitary Sewers and/or Storm Drainage Easement of record in Book 11766, Page 995, in the Register's Office for Davidson County, Tennessee

12 Access, Utilities and Signage Easement of record in Instrument Number 20200102-0000494, in the Register's Office for Davidson County, Tennessee.

13. 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 4521 Rockland Trail, 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 August 16, 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 16, 2023

_____
NOTARY PUBLIC

My Commission Expires _____

