Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1044708 **DEEDWARR**
08/31/2023 11 00 31 AM 4 pgs
Fees $23 00 Taxes $1,403 97

20230831-0068287

STATE OF TENNESSEE, COUNTY OF
Tennessee

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,450 00

Affiant

Subscribed and sworn to me on August 30, 2023

Notary Public

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY
Richard W Sebastian
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste 110
Nashville, TN 37201
Our File No 36349

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP- PARCEL NO
Sadie Heard 2018 Cavell Lane Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	188-10-0A-398 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 Sadie Heard, unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

See Exhibit "A" attached hereto and made a part hereof

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 20230206-0008526, 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 20070627- 0076582, amended in Instrument No 20070821-0099817, Instrument No 20070821-0099818, Instrument No 20171002-0100688, Instrument No 20190321-0025836 and Instrument No 20210625-0086747, 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 Title42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

3 Assignment of Declarants Rights of record in Instrument Number 20171002- 0100690, in the Register's Office for Davidson County, Tennessee

4 Quitclaim Deed of Common Areas to Homeowners Association of record in Instrument Number 20180719-0070522, in the Register's Office for Davidson County, Tennessee

5 Parking and Maintenance Easement of record in Instrument Number 20180719-0070523, in the Register's Office for Davidson County, Tennessee

6 Charter for Homeowners Association of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee

7 Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20070711-0082648 and Instrument No 20070810-0095900, in the Register's Office for Davidson County, Tennessee

8 Easement and Memorandum Agreement of record in Instrument Number 20070123-0009057 and Assignment of Easement in Instrument No 20140827- 0078032, in the Register's Office for Davidson County, Tennessee

9 Access Drainage, Utility and Pedestrian Easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee

10 Right of Way for Public Roadway of record in Instrument Number 20070511-0056717, Instrument No 20070511-0056718 and Instrument No 20070511- 0056719, in the Register's Office for Davidson County, Tennessee

11 Reservations contained in Deed of record in Instrument Number 20170628- 0065119, in the Register's Office for Davidson County, Tennessee

12 Restrictions for Storm Water Facilities and Systems of record in Instrument Number 20190508-0043213 and Instrument Number 20211022-0142369, in the Register's Office for Davidson County, Tennessee

13 Sewer Line Easement of record in Book 9975, Page 541and Instrument No 20170302-0020826, in the Register's Office for Davidson County, Tennessee

14 Easement to Colonial Pipeline Co of record in Book 3578, Page 491, Book 3611, Page 195 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee

15 Restrictions of record as Instrument Number 20070627-0076581, amended in Instrument No 20070821-0099817, Instrument No 20070921- 0099818, Instrument No 20080515-0049892, Instrument No 20080515- 0049893, Instrument No 20171002-0100689, corrected in Instrument No 20171220-0129697 and Instrument No 20180125-0008090034 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

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

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

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

19 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 2018 Cavell 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 GRANTEE, her 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, her 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 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/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 30, 2023

_____
NOTARY PUBLIC

My Commission Expires _____

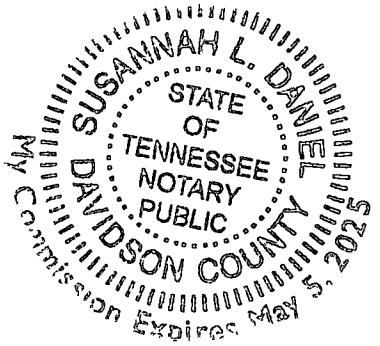


EXHIBIT "A"

Land situated in Davidson County, Tennessee

Lot 398, Phase 10, Section 1B, Carothers Crossing, as shown on plat of record in Instrument Number 20230206-0008526, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land

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 Partnership, of record in Instrument No 20211119-0154407, Register's Office for Davidson County, Tennessee, dated November 8, 2021 and recorded on November 19, 2021

Being also known as 2018 Cavell Lane, Nolensville, TN 37135