Box 36

Karen Johnson Davidson County
Batch# 1051813 DEEDWARR
09/19/2023 02:36:22 PM 3 pgs
Fees: $18.00 Taxes: $1,990.23
20230919-0073692

WARRANTY DEED

SUSANNAH L. DANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2025

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $537,900.00.

Affiant

Subscribed and sworn to me on September 15, 2023

Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Richard W Sebastian
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No.: 36553

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Golden Sun Real Estate Holdings, LLC 4225 Nolensville Pike Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	181-11-0D-107.00-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 Golden Sun Real Estate Holdings, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** Its successors 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 in Instrument No. 20210728-0101347, as corrected by Surveyor's Certificate of Correction in Instrument No. 20220218-0019313, Register's Office for Davidson County, Tennessee.

2. Subject to all matters shown on the Plan of record as Instrument Number 20210720-0097060, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants Conditions and Restrictions for Autumn View with By-Laws appended thereto, of record in Instrument No. 20171120-0119163, having been amended by First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase Two A Property) of record in Instrument No. 20191018-0106855; First Supplement having been corrected by Scrivener's Affidavit of record in Instrument No. 20191030-0111535; further supplemented by Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase Two B Property) of record in Instrument No. 20200722-0080431; further supplemented by Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 1B Hill Property) of record in Instrument No. 20210727-0100923; further supplemented by Fourth Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 1A Hill Property) of record in Instrument No. 20211221-0168357; further supplemented by Fifth Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 2 Hill Property) of record in Instrument No. 20221109-0120350, 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 of Autumn View Homeowners Association, Inc. of record in Instrument No. 20171120-0119162, Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200729-0083273 and Instrument No. 20200729-0083222, Register's Office for Davidson County, Tennessee.

6. Grant of Transmission Line Easement of record in Book 4425, Page 544, Register's Office for Davidson County, Tennessee.

7. Application for Greenbelt Assessment - Agricultural of record in Book 8844, Page 888, Register's Office for Davidson County, Tennessee. NOTE: The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.

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

9. Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.

10. 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 1060 Indigo Alley, Brentwood, TN 37027.

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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 September 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 September 15, 2023.

_____
NOTARY PUBLIC

My Commission Expires: _____

