Karen Johnson Davidson County
Batch# 1056470 DEEDWARR
10/03/2023 10:45:40 AM 3 pgs
Fees: $18.00 Taxes: $1,916.36
20231003-0077650

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,936.00. Affiant Subscribed and sworn to me on September 29, 2023 Notary Public

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

THIS INSTRUMENT WAS PREPARED BY:
Richard W Sebastian
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No.: 36247

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Ryan Johnson 9653 Kaplan Avenue Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	- 181-11-0D-027.00-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 Ryan Johnson, a single person, hereinafter called **"GRANTEE,"** his 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. 27 on the Plan of Final Plat The Hill Property Phase 2 of record in Plat at Instrument No. 20221102-0118518, 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 Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company, of record in Instrument No. 20221130-0125479 Register's Office for Davidson County, Tennessee, dated November 29, 2022 and recorded on November 30, 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. All matters as shown on the plan of record in Instrument No. 20221102-0118518, Register's Office for Davidson County, Tennessee.

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

4. Declaration of Covenants, Conditions, and Restrictions for Autumn View of record in Instrument No. 20171120-0119163, Register's Office for Davidson County, Tennessee; as supplemented by the 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, said Register's Office; said First Supplement as corrected by the Scrivener's Affidavit of record in Instrument No. 20191030-0111535, said Register's Office; as supplemented by the 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, said Register's Office; as supplemented by the 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, said Register's Office; as supplemented by the 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, said Register's Office; as supplemented by the 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, said Register's Office.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210507-0061528, Register's Office for Davidson County, Tennessee.

6. 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 9653 Kaplan Avenue, 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 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 September 29, 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 29, 2023.

_____
NOTARY PUBLIC

My Commission Expires: _____

