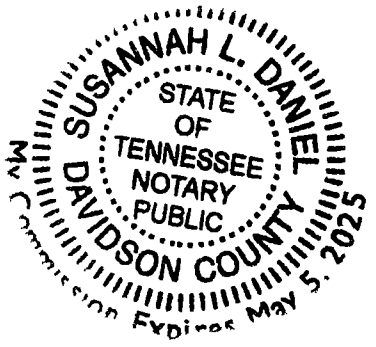
Karen Johnson Davidson County
Batch# 1057368 DEEDWARR
10/04/2023 10 58 11 AM 3 pgs
Fees $18 00 Taxes $1,807 08
20231004-0078034

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $488,400 00

Affiant

Subscribed and sworn to me on October 2, 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 36572

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP- PARCEL NO
Delaney Childress and Megan McCann 513 Perrin Alley Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	- 187-01-0B-239 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 Delaney Childress, an unmarried woman, and Megan McCannm, an unmarried woman, joint tenants with right of survivorship, 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. 239 on the Plan of Burkitt Ridge, Phase 5 of record in Plat at Instrument No. 20220525-0060826, 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 McGowan Family Limited Partnership, a Tennessee limited partnership by Quitclaim deed from Jeffrey P. Johnson and Lori J. Kelley and Buford W. Carter, Clinton Wayne Carter and Lindsey Nicole Carter, as sole heirs-at-law of Stacy J. Carter, deceased of record in Instrument No. 20171002-0100718 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 2, 2017.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Warranty deed from McGowan Family Limited Partnership, a Tennessee

limited partnership of record in Instrument No. 20210326-0040069 Register's Office for Davidson County, Tennessee, dated March 19, 2021 and recorded on March 26, 2021.

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

1 DAVIDSON County and/or ANTIOCH Taxes which have been prorated by the parties and assumed by the Grantee

2 Subject to all matters shown on the Plan of record as Instrument Number 20220525-0060826, Register's Office of Davidson County, Tennessee

3 Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Charter, Easements, Covenants and Restrictions of Burkitt Ridge, a Traditional Neighborhood Development, of record in Instrument Number 20200911-0103602, supplemented in Instrument No 20201120-0137028, Instrument No 20210826-0115548, Instrument No 20220225-0021710 and 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

4 Grant of Easement to Piedmont Natural Gas Company, Inc of record in Instrument No 20110311-0019588, in the Register's Office for Davidson County, Tennessee

5 Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, of record in Instrument No 20140204-0009863, in the Register's Office for Davidson County, Tennessee

6 Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210212-0020437, in the Register's Office for Davidson County, Tennessee

7 Restrictive Covenant for Detached Structure in Instrument No 20221014-0112931, Register's Office for Davidson County, Tennessee

8 Grant of Easement Distribution to Piedmont Natural Gas Company, Inc of record in Instrument Number 20221025-0115494 and Instrument No 20221025-0115496, in the Register's Office for Davidson County, Tennessee

9 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 513 Perrin Alley, 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 October 2, 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 October 2, 2023

_____
NOTARY PUBLIC

My Commission Expires _____

