Box 36

Karen Johnson Davidson County
Batch# 1060070 DEEDWARR
10/12/2023 02 45 02 PM 3 pgs
Fees $18 00 Taxes $1,946 76
20231012-0080108

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $526,150 00 Affiant Subscribed and sworn to me on October 12, 2023 Notary Public

SUSANNAH L. DANIEL NOTARY PUBLIC STATE OF TENNESSEE 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 : 36227

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP- PARCEL NO
David Ditter 9657 Kaplan Avenue Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	- 181-11-0D-026 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 David Ditter, an unmarried man, 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. 26 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. 20230418-0028581 Register's Office for Davidson County, Tennessee, dated April 17, 2023 and recorded on April 18, 2023.

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

1 2024 and subsequent taxes, are assumed by the Grantee(s).

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 9657 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 October 12, 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 12, 2023

_____
NOTARY PUBLIC

My Commission Expires: _____

