WARRANTY DEED

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd , Suite 150
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1061136 DEEDWARR
10/17/2023 10:11:35 AM 4 pgs
Fees $23 00 Taxes $2,071 63

20231017-0081352

STATE OF TENNESSEE, COUNTY OF
Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,900 00

Katie Bradley
Affiant

Subscribed and sworn to me on October 16, 2023

VIRGINIA DESJARLAIS
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC 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 36520

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP- PARCEL NO
Stephen Russell Austin and Dana Lynette Austin and Wynetta Blackburn 1052 Indigo Alley Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	181-11-0D-109 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 Stephen Russell Austin and Dana Lynette Austin, husband and wife and Wynetta Blackburn, unmarried, Tenants in Common with Rights 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

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 1052 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 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 16, 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 16, 2023

_____
NOTARY PUBLIC

My Commission Expires _____

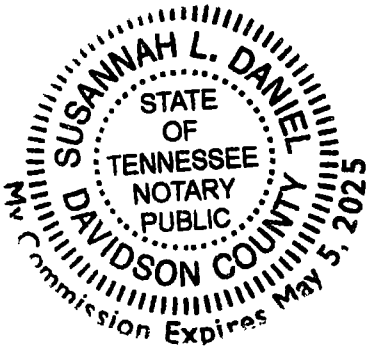


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 109, on the Final Plat, The Hill Property, Phase 1A, of record in Instrument No 20210728-0101347 and as corrected by Surveyor's Certificate of Correction in Instrument No 20220218-0019313, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description

Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company by Warranty Deed from Suzanne Hill Nichols, Shelley Ruth Cook and Benjamin Franklin Hill, III, of record in Instrument Number 20190801-0075717, Register's Office for Davidson County, Tennessee, dated July 31, 2019 and recorded on August 1, 2019

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 Number 20211222-0169359, Register's Office for Davidson County, Tennessee, dated December 20, 2021 and recorded on December 22, 2021

Being also known as 1052 Indigo Alley, Brentwood, TN 37027