Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1066559 **DEEDWARR**
10/31/2023 11 52 54 AM 5 pgs
Fees $28 00 Taxes $1,146 63

20231031-0085041

STATE OF TENNESSEE, COUNTY OF
DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900 00

Affiant

Subscribed and sworn to me on October 24, 2023

Notary Public

SEZEN YILMAZ
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 36557

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP- PARCEL NO
Jameson Lee 836 Goswell Drive #004 Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	188-06-0C-004 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 Jameson Lee, unmarried, hereinafter called **"GRANTEE,"** his 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 as Instrument Number 20211029-0145243, Register's Office of Davidson County, Tennessee

2 Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number Master Restriction in Instrument No 20070627-0076581, amended in Instrument No 20070821-0099817, Instrument No 20070921- 0099818, Instrument No 20080515-0049892, Instrument No 20080515-0049893, Instrument No 20171002-0100689, corrected in Instrument No 20171220-0129697 and Instrument No 20180125-0008094 (Davidson Co) and in Book 757, Page 3304, Book 846, Page 3214 and Book 846, Page 3220 (Rutherford Co) DCCR's in Instrument No 20070627-0076582, amended in Instrument No 20070821-0099817, Instrument No 20070821-0099818, Instrument No 20080515-0049894, Instrument No 20171002 0100688 and Instrument No 20190321-0025836 (Davidson Co) and in Book 757, Page 3339 and Book 846, Page 3214 (Rutherford Co), 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

3 Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180917-0092013, amended and supplemented in Instrument No 20190430-0039885, amended and supplemented in Instrument No 20190710-0066979, amended and supplemented in Instrument No 20200327-0033524, amended and supplemented in Instrument No 20200327-0033525, amended and supplemented in Instrument No 20200327-0033526 and amended and supplemented in Instrument No 20201110-0132740, Instrument No 20210629-0087678, Instrument No 20210629-0087676, Instrument No 20211130-0158065, Instrument No 20211130-0158066, Instrument No 20211213-0164887, Instrument No 20211213-0164888, Instrument No 20211213-0164889, Instrument No 20211213-0164890, Instrument No 20211213-0164888, and Instrument No 20230320-0019923, 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 for Carothers Farms Stacked Flats Condominium Association, Inc of record in Instrument Number 20180913-0091045, in the Register's Office for Davidson County, Tennessee

5 Charter for Homeowners Association of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee

6 Assignment of Declarants Rights of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee

7 Grant of Water Service Line Easement of record in Instrument Number 20220407-0040684, in the Register's Office for Davidson County, Tennessee

8 Parking and Maintenance Easement of record in Instrument Number 20180719-0070523, in the Register's Office for Davidson County, Tennessee

9 Sewer Line Easement of record in Book 9975, Page 541 and Instrument No 20170302-0020826, in the Register's Office for Davidson County, Tennessee

10 Easement to Colonial Pipeline Co of record in Book 3578, Page 491, Book 3611, Page 195 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee

11 Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20070711-0082648 and Instrument No 20070810-0095900, in the Register's Office for Davidson County, Tennessee

12 Easement and Memorandum Agreement of record in Instrument Number 20070123-00009057 and Assignment of Easement in Instrument No 20140827-0078032, in the Register's Office for Davidson County, Tennessee

13 Access Drainage, Utility and Pedestrian Easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee

14 Right of Way for Public Roadway of record in Instrument Number 20070511-0056717, Instrument No 20070511-0056718 and Instrument No 20070511-0056719, in the Register's Office for Davidson County, Tennessee

15 Restriction for Storm Water Facilities and Systems of record in Instrument Number 20190508-0043213 and Instrument No 20201013-0118762, in the Register's Office for Davidson County, Tennessee

16 Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel

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

18 DAVIDSON County Taxes which have been prorated by the parties and assumed by the Grantee

19 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 836 Goswell Drive #004, Nolensville, TN 37135

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, his heirs 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, his 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 24, 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 24, 2023

_____
NOTARY PUBLIC

My Commission Expires _____

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

EXHIBIT "A"

A certain condominium Unit located in Davidson County, Tennessee, being Unit No 004 within Building No 386, together with the appurtenant interest in the common elements of Carothers Farms Stacked Flats, Condominiums established by the Declaration of Covenants, Conditions and Restrictions of Carothers Farms Stacked Flats, A Condominium Development of record in Instrument No 20180917-0092013, amended in Instrument No 20190430-0039885, Instrument No 20190710-0066979, Instrument No 20200327-0033524, Instrument No 20200327-0033525, Instrument No 20200327-0033526, Instrument No 20201110-0132740, Instrument No 20210629-0087676, Instrument No 20210629-0087678, Instrument No 20211130-0158065, Instrument No 20211130-0158066, Instrument No 20211213-0164887, Instrument No 20211213-0164888, Instrument No 20211213-0164889, Instrument No 20211213-0164890 and in Instrument No 20230320-0019923, Register's Office for Davidson County, Tennessee, said Unit being depicted on Exhibit 2 to the Ninth Supplement (Instrument No 20211213-0164889) to the aforementioned Declaration

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Partnership, of record in Instrument No 20201124-0137705, Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 24, 2020

Being also known as 836 Goswell Drive #004, Nolensville, TN 37135

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 004, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Carothers Farm Stacked Flats, a Condominium Development, of record as Instrument No 20180917-0092013 as amended in Instrument No 20211213-0164889, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, said Unit being depicted on Exhibit "2" of the Ninth Supplement to the Declaration of Covenants, Conditions and Restrictions of Carothers Farms Stacked Flats (Annexing Building 386), of record in Instrument No 20211213-0164889, in the Register's Office for Davidson County, Tennessee

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Partnership, of record in Instrument No 20201124-0137705, Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 24, 2020

Being also known as 836 Goswell Drive #004, Nolensville, TN 37135