Karen Johnson Davidson County
Batch# 1066994 DEEDWARR
11/01/2023 09:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,303.60
20231101-0085341

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF
Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,325.00.

Affiant

Subscribed and sworn to me on October 31, 2023

Notary Public

9.21.26

THIS INSTRUMENT WAS PREPARED BY:
Richard W Sebastian
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No.: 36430

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Peris Atrushi and Lamya Haji 293 Ben Hill Drive Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	187-01-0B-098.00

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 Peris Atrushi and Lamya Haji, Husband and Wife, 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 Plat at Instrument No. 20220831-0098178, Register's Office for 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 No. 20200911-0103602, amended and supplemented in Instrument No. 20201120-0137028, Instrument No. 20210826-0115548, Instrument No. 20210505-0060576, Instrument No. 20220225-0021710, 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.

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

4. Anchor Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20140204-0009863, in the Register's Office for Davidson County, Tennessee.

5. Charter for Burkitt Ridge Neighborhood Association, Inc. of record in Instrument No. 20200910-0102877 and Instrument No. 20210505-0060462 in the Register's Office for Davidson County, Tennessee.

6. Declaration(s) of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210212-0020437 and Instrument No.20190131-0009559, in the Register's Office for Davidson County, Tennessee.

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

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

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 293 Ben Hill Drive, 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 31, 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 31, 2023.

_____
NOTARY PUBLIC

My Commission Expires: _____

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Burkitt Ridge, Phase 4 of record in Plat at Instrument No. 20220831-0098178, 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 Quitclaim deed from McGowan Family Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20190322-0026352 Register's Office for Davidson County, Tennessee, dated March 20, 2019 and recorded on March 22, 2019.

Being also known as 293 Ben Hill Drive, Antioch, TN 37013.

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 10-31-23.

Affiant Signature

11-1-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY