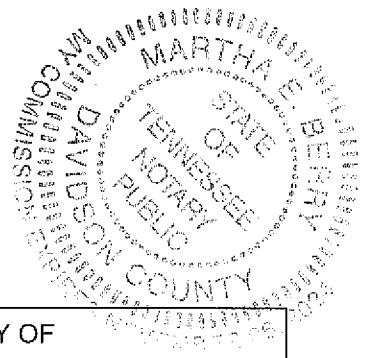


WARRANTY DEED

Karen Johnson Davidson County
Batch# 1068130 DEEDWARR
11/03/2023 08:38:30 AM 5 pgs
Fees: $28.00 Taxes: $2,389.46
20231103-0086118

STATE OF TENNESSEE, COUNTY OF
Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,800.00.

Affiant

Subscribed and sworn to me on October 23, 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.: 36618

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
James David Ritchie and Mona Morales 9629 Kaplan Avenue Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	181-11-0D-031.00-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 James David Ritchie, unmarried man, and Mona Morales, unmarried woman, 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. All matters as shown on the plan of record in Instrument No. 20221102-0118518, Register's Office for Davidson County, Tennessee.

2. Grant of Transmission Line Easement of record in Book 4425, Page 544, in the Register's Office for Davidson County, Tennessee.

3. 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.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210507-0061528, Register's Office for Davidson County, Tennessee.

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

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

7. 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 9629 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 23, 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 23, 2023.

NOTARY PUBLIC

My Commission Expires: _____

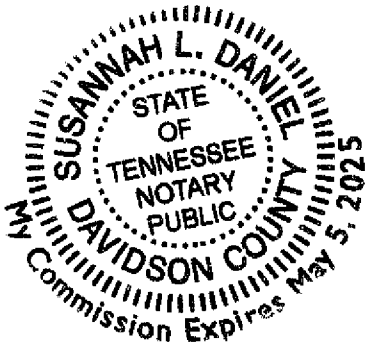


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Final Plat of 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.

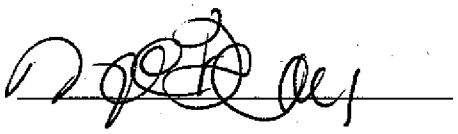
Being a portion of the same property conveyed to Green Trails, LLC, a Tennessee limited liability company by Warranty deed from Suzanne Hill Nichols, Shelley Ruth Cook and Benjamin Franklin Hill, III of record in Instrument No. 20190801-0075717 Register's Office for Davidson County, Tennessee, dated 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 No. 20230418-0028581, Register's Office for Davidson County, Tennessee, dated April 17, 2023 and recorded on April 18, 2023.

Being also known as 9629 Kaplan Avenue, Brentwood, TN 37027.

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **10/23/23** (date of document)



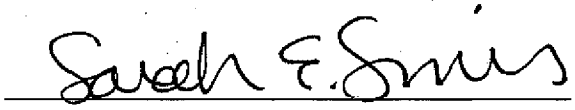
11/2/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **2** day of **November**, 202**3**.



Notary's Signature

My Commission Expires: 12-5-2024

