Karen Johnson Davidson County
Batch# 1072658 DEEDWARR
11/16/2023 10:50:30 AM 4 pgs
Fees: $23.00 Taxes: $2,338.49
20231116-0089388

WARRANTY DEED

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE, COUNTY OF
Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $632,025.00.

Affiant

Subscribed and sworn to me on November 15, 2023

Notary Public
expires: 4-19-2027

THIS INSTRUMENT WAS PREPARED BY:
Richard W Sebastian
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No.: 36641

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Emily Freeman Johnson 9632 Kaplan Avenue Brentwood, TN 37027	SIRVA Mortgage, Inc. 6200 Oak Tree Blvd. Ste 300 Independence, OH 44131	181-11-0D-051.00-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 Emily Freeman Johnson, An Unmarried Woman, hereinafter called **"GRANTEE,"** her 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. 20221102-0118518, 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 for Autumn View of record in Instrument Number 20171120-0119163 and 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, Instrument Number 20191018-0106855, Instrument Number 20191030-0111535, Instrument Number 20200722-0080431, Instrument Number 20210727-0100923 and Instrument Number 20211221-0168357, 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. Charter of Autumn View Homeowners Association, Inc. of record in Instrument Number 20171120-0119162, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210507-0061528 and Instrument No. 20200729-0083273, in the Register's Office for Davidson County, Tennessee.

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

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

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

8. 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 9632 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 GRANTEE, her 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, her 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 November 15, 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 November 15, 2023.

_____
NOTARY PUBLIC

My Commission Expires: _____

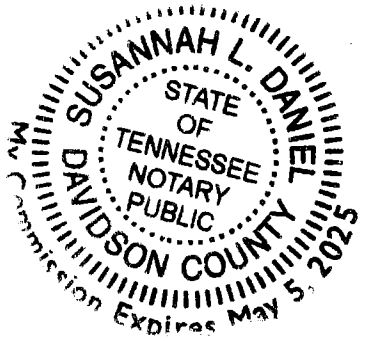


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 51 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. 20230526-0040080 Register's Office for Davidson County, Tennessee, dated May 26, 2023 and recorded on May 26, 2023.

Being also known as 9632 Kaplan Avenue, Brentwood, TN 37027.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 true and exact copy of the original document executed and authenticated according to law on 11-15-2023.

Affiant Signature

11/16/2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 16 day of November, 2023.

CINDY PERSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My Commission Expires: 4-19-2027

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