WARRANTY DEED

Karen Johnson
Batch # 1092919
01/23/2024 01:45:09 PM
Fees: $18.00 Taxes: $1,675.73

Davidson County
DEEDWARR
3 pgs

20240123-0004226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,900.00.

Affiant

Subscribed and sworn to me on January 19, 2024

Notary Public

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W Sebastian
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No.: 36706

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Ashraf Tanas and Aida Faltas 4541 Rockland Trail Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	- 175-04-0B-011.00-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 Ashraf Tanas and Aida Faltas, 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:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat of Oliveri, Phase 3, Subdivision of record in Plat at Instrument No. 20220510-0053138, 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 part of the same property conveyed to Oliveri, LLC, a Tennessee Limited Liability Company by Warranty Deed from Caterina Oliveri, a single individual, dated 01/02/2020, of record in Instrument 20200102-0000492, 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 Warranty deed from Oliveri, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220705-0077572 Register's Office for Davidson County, Tennessee, dated June 30, 2022 and recorded on July 5, 2022.

The conveyance of the above-described parcel of land is subject to the following:

1. 2024 DAVIDSON County Property Taxes which have been prorated by the parties and assumed by the Grantee.

2. Rights or claims of parties in possession not shown by the public records.

3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

4. Taxes or special assessments which are not shown as existing liens by the public records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

6. Easements or claims of easements not shown by the Public Records.

7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

8. Taxes for the year 2023, a lien not yet due and payable.

9. 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.

   NOTE: Greenbelt Application of record in Instrument Number 20130108-0002530, and Instrument No. 20130108-0002531, in the Register's Office for Davidson County, Tennessee.

10. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20220510-0053138, in the Register's Office for Davidson County, Tennessee.

11. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220526-0061516, Instrument No. 20221129-0125078, Instrument No. 20230328-0022669 and Instrument No. 20230824-0066330, 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.

12. Charter for Oliveri Homeowners Association of record in Instrument Number 20220524-0060285, in the Register's Office for Davidson County, Tennessee.

13. Access and Utility Easement of record in Instrument Number 20201029-0126358, in the Register's Office for Davidson County, Tennessee.

14. Grant of Transmission Line Easement of record in Instrument Number 20020125-0010713, in the Register's Office for Davidson County, Tennessee.

15. Restriction for Stormwater Facilities and Systems of record in Instrument Number 20220322-0033021, in the Register's Office for Davidson County, Tennessee.

16. Easement to Tennessee Power Company of record in Book 437, Page 39, in the Register's Office for Davidson County, Tennessee.

17. Deed of Easement to Park Place Ventures, LLC of record in Book 11491, Page 719, in the Register's Office for Davidson County, Tennessee.

18. Right of Way Agreement with Nashville Gas Company of record in Book 5913, Page 313, in the Register's Office for Davidson County, Tennessee.

19. Sanitary Sewers and/or Storm Drainage Easement of record in Book 11766, Page 995, in the Register's Office for Davidson County, Tennessee.

20. Access, Utilities and Signage Easement of record in Instrument Number 20200102-0000494, in the Register's Office for Davidson County, Tennessee.

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

22. 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 4541 Rockland Trail, 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 January 19,2024.

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 January 19, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 9/28/2026