Karen Johnson Davidson County
Batch# 1095035 DEEDWARR
01/26/2024 02:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.46
20240126-0005588

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF
Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,125.00.

Affiant

Subscribed and sworn to me on January 26, 2024

Notary Public 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W Sebastian
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No.: 36718

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Lindsay Buchanan and Chloe Puig 3267 Tasker Drive Antioch, TN 37013	**CrossCountry Mortgage, LLC** **2160 Superior Avenue** **Cleveland, OH 44114**	187-01-0B-228.00-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 Lindsay Buchanan and Chloe Puig, a married couple, 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 as Instrument Number 20220525-0060826, Register's Office of Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Charter, Easements, Covenants and Restrictions of Burkitt Ridge, a Traditional Neighborhood Development, of record in Instrument Number 20200911-0103602, supplemented in Instrument No. 20201120-0137028, Instrument No. 20210826-0115548, Instrument No. 20220225-0021710 and 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. Charter of record in Instrument Number 20200910-0102877, in the Register's Office for Davidson County, Tennessee.

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

5. Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, of record in Instrument No. 20140204-0009863, in the Register's Office for Davidson County, Tennessee.

6 Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210212-0020437, in the Register's Office for Davidson County, Tennessee.

7. Restrictive Covenant for Detached Structure in Instrument No. 20230323-0021120, Register's Office for Davidson County, Tennessee.

8. Grant of Easement Distribution to Piedmont Natural Gas Company, Inc. of record in Instrument Number 20221025-0115494 and Instrument No. 20221025-0115496, in the Register's Office for Davidson County, Tennessee.

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

10. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

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

12. 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 3267 Tasker 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 January 26, 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 26, 2024.

SR

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. 228 on the Phase 5, District 2,3 & 5, Burkitt Ridge, of record in Instrument No. 20220525-0060826, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being a part 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. 20210326-0040069, in the Register's Office of Davidson County, Tennessee, dated March 19, 2021 and recorded on March 26, 2021.

Being a part of the property conveyed to McGowan Family Limited Partnership, a Tennessee Limited Partnership, by Quitclaim Deed from Jeffrey P. Johnson, Lori J. Kelley, and Buford W. Carter, Clinton Wayne Carter and Lindsey Nicole Carter, as sole heirs-at-law of Stacy J. Carter, deceased, of record in Instrument No. 20171002-0100718, in the Register's Office of Davidson County, Tennessee, dated September 29, 2017 and recorded on October 02, 2017.

Being a part of the property conveyed to McGowan Family Limited Partnership, A Tennessee Limited Partnership, by Warranty Deed from Jeffrey P. Johnson and Lori J. Kelley and Buford W. Carter, Clinton Wayne Carter and Lindsey Nicole Carter, As Sole Heirs-At-Law of Stacy J. Carter, Deceased, of record in Instrument No. 20171002-0100717, in the Register's Office of Davidson County, Tennessee, dated September 29, 2017 and recorded on October 02, 2017.

Being also known as 3267 Tasker Drive, Antioch, TN 37013.

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 January 26, 2024

Tori Cole

Affiant Signature

Date: 1/26/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this January 26, 2024

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

