Karen Johnson Davidson County
Batch# 1105847 DEEDWARR
02/29/2024 08:29:30 AM 4 pgs
Fees: $23.00 Taxes: $370.00
20240229-0013824

WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23RD DAY OF FEBRUARY, 2024.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #36798.PFD

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Burkitt Ridge Apartments, LLC 6901 Lenox Village Drive, Ste. 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	187-1-A-001 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, 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 Burkitt Ridge Apartments, LLC, a Tennessee limited liability company hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Property Description
Portion of Regent Homes, LLC Property
Proposed Burkitt Ridge
Phase 1, District 1, Tract "B"

BEING a 0.543 acre tract of land located in the 31st Council District of Davidson County Tennessee, and being a portion of the property conveyed to Regent Homes, LLC as evidence by deed of record in Instrument No. 20190322-0026352, Register's Office Davidson County, Tennessee, and being a portion of Lot 1 on the plan of Phase 1, District 1, Burkitt Ridge, of record in Instrument No. 20201006-0115867, Register's Office Davison County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps & Associates, Inc., Mark E. Lowrance, Tennessee Registered Land Surveyor No. 1660, dated August 27, 2020, as follows:

STARTING at a point on the northerly margin of Burkitt Road (Right-of-Way width varies), said point being at the westerly end of a return curve at the intersection of the northerly margin of Burkitt Road and the westerly margin on Westcott Lane, as depicted on the above-referenced plan of Burkitt Ridge, Phase 1, District 1;

Thence with said right-of-way of Burkitt Road, and with a curve to the left having a radius of 843.29 feet through a central angle of 07 Degrees 16 Minutes 23 Seconds, an arc length of 107.04 feet, a chord bearing and distance of North 88 Degrees 58 Minutes 55 Seconds West, 106.97 feet to the **POINT OF BEGINNING;**
Continuing with said right-of-way of Burkitt Road, and with a curve to the left having a radius of 843.29 feet through a central angle of 09 Degrees 25 Minutes 43 Seconds, an arc length of 138.77 feet, a chord bearing and distance of North 82 Degrees 40 Minutes 02 Seconds West, 138.61 feet to a point:
Thence leaving said margin of Burkitt Road, and with a new line, severing said Regent Homes, LLC Property, the following three calls:
North 07 Degrees 19 Minutes 05 Seconds West a distance of 142.25 feet to a point;
Thence North 69 Degrees 46 Minutes 52 Seconds East a distance of 165.82 feet to a point;
Thence South 0 Degrees 0 Minutes 0 Seconds East a distance of 180.71 feet to the Point of Beginning, containing 23,655 Square Feet or 0.543 Acres, more or less.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by 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.

FOR INFORMATION PURPOSES ONLY
Property Address: 6940 Burkitt Road, Burkitt Ridge, Davidson County, TN

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

1. 2024 Davidson County Taxes and subsequent taxes are prorated and assumed by the Grantee.
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors 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, its successors 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 23rd day of February, 2024.

REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

By: _____
David C. McGowan, Jr., Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared David C. McGowan, Jr., 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 to be the Chief Manager of Regent Homes, LLC, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, on this the 23rd day of February, 2024.

_____
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 07, 2024

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 February 23, 2024 (date of document).

Affiant Signature

February 23, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of February, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

