WARRANTY DEED

Karen Johnson Davidson County
Batch# 1107588 DEEDWARR
03/05/2024 02:37:30 PM 5 pgs
Fees: $28.00 Taxes: $1,183.63
20240305-0015367

STATE OF TENNESSEE, COUNTY OF
Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00.

Affiant

Subscribed and sworn to me on February 29, 2024

Notary Public 2/22/24

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Jeremy Cherry
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No.: 36749

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Connor James Elliott and James Elliott 836 Goswell Drive #201 Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	188-06-0C-201.00-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 Connor James Elliott, an unmarried man and James Elliott, a married man, 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 20211029-0145243, Register's Office of Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number Master Restriction in Instrument No. 20070627-0076581, amended in Instrument No. 20070821-0099817, Instrument No. 20070921- 0099818, Instrument No. 20080515-0049892, Instrument No. 20080515-0049893, Instrument No. 20171002-0100689, corrected in Instrument No. 20171220-0129697 and Instrument No. 20180125-0008094 (Davidson Co.) and in Book 757, Page 3304, Book 846, Page 3214 and Book 846, Page 3220 (Rutherford Co.) DCCR's in Instrument No. 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049894, Instrument No. 20171002 0100688 and Instrument No. 20190321-0025836 (Davidson Co.) and in Book 757, Page 3339 and Book 846, Page 3214 (Rutherford Co.), 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. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180917-0092013, amended and supplemented in Instrument No. 20190430-0039885, amended and supplemented in Instrument No. 20190710-0066979, amended and supplemented in Instrument No. 20200327-0033524, amended and supplemented in Instrument No. 20200327-0033525, amended and supplemented in Instrument No. 20200327-0033526 and amended and supplemented in Instrument No. 20201110-0132740, Instrument No. 20210629-0087678, Instrument No. 20210629-0087676, Instrument No. 20211130-0158065, Instrument No. 20211130-0158066, Instrument No. 20211213-0164887, Instrument No. 20211213-0164888, Instrument No. 20211213-0164889, Instrument No. 20211213-0164890, Instrument No. 20211213-0164888, and Instrument No. 20230320-0019923, 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

4. Charter for Carothers Farms Stacked Flats Condominium Association, Inc. of record in Instrument Number 20180913-0091045, in the Register's Office for Davidson County, Tennessee.

5. Charter for Homeowners Association of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee.

6. Assignment of Declarants Rights of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee.

7. Grant of Water Service Line Easement of record in Instrument Number 20220407-0040684, in the Register's Office for Davidson County, Tennessee

8. Parking and Maintenance Easement of record in Instrument Number 20180719-0070523, in the Register's Office for Davidson County, Tennessee.

9. Sewer Line Easement of record in Book 9975, Page 541 and Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.

10. Easement to Colonial Pipeline Co. of record in Book 3578, Page 491, Book 3611, Page 195 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.

11. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20070711-0082648 and Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.

12. Easement and Memorandum Agreement of record in Instrument Number 20070123-00009057 and Assignment of Easement in Instrument No. 20140827-0078032, in the Register's Office for Davidson County, Tennessee.

13. Access Drainage, Utility and Pedestrian Easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee.

14. Right of Way for Public Roadway of record in Instrument Number 20070511-0056717, Instrument No. 20070511-0056718 and Instrument No. 20070511-0056719, in the Register's Office for Davidson County, Tennessee.

15. Restriction for Storm Water Facilities and Systems of record in Instrument Number 20190508-0043213 and Instrument No. 20201013-0118762, in the Register's Office for Davidson County, Tennessee.

16. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

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

19. 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 836 Goswell Drive #201, Nolensville, TN 37135.

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 February 29, 2024.

REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

By: _____
Bobbie Cooper, Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Bobbie Cooper, 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 February 29, 2024.

_____
NOTARY PUBLIC

SUSANNAH L. DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2024-0061

Land in Davidson County, Tennessee, being Unit 201, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Carothers Farm Stacked Flats, a Condominium Development, of record as Instrument No. 20180917-0092013; Supplemental Declaration recorded in Instrument No. 20190430-0039885, as amended in Instrument No. 20190710-0066979; Supplemented in Instrument No. 20200327-0033524, as amended in Instrument No. 20201110-0132740; further Supplemented in Instrument No's. 20200327-0033525; 20200327-0033526; 20210629-0087676; 20210629-0087678; 20211130-0158065, as amended in Instrument No. 20211213-0164887; Supplemented in Instrument No. 20211130-0158066, as amended in Instrument No. 20211213-0164888; further Supplemented in Instrument No's. 20211213-0164889; 20211213-0164890 and 20230320-0019923, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property; said Unit being depicted on Exhibit "2" of the Ninth Supplement to the Declaration of Covenants, Conditions and Restrictions of Carothers Farms Stacked Flats (Annexing Building 386), of record in Instrument No. 20211213-0164889, in the Register's Office for Davidson County, Tennessee.

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 Partnership, dated November 10, 2020, of record in Instrument No. 20201124-0137705, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 2/29/24 (date of document).

Affiant Signature

3/5/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON