WARRANTY DEED

Karen Johnson Davidson County
Batch # 1110989 DEEDWARR
03/14/2024 09:36:36 AM 3 pgs
Fees: $18.00 Taxes: $2,052.48

20240314-0017632

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $554,725.00.

Affiant

Subscribed and sworn to me on March 13, 2024

Notary Public 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H Cherry
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No.: 36716

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Connie Dugan 9636 Kaplan Avenue Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	- 181-11-0D-052.00-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 Connie Dugan, 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:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Final Plat of 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 Green Trails, LLC, a Tennessee limited liability company by Warranty Deed from Suzanne Hill Nichols, Shelley Ruth Cook and Benjamin Franklin Hill, III of record in Instrument No. 20190801-0075717 Register's Office for Davidson County,

Tennessee, dated July 31, 2019 and recorded on August 01, 2019.

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.

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

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

2. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20221102-0118518, Register's Office for Davidson County, Tennessee.

3. 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

4. Charter of Autumn View Homeowners Association, Inc. of record in Instrument Number 20171120-0119162, in the Register's Office for Davidson County, Tennessee.

5. 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.

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

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

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 9636 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 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 March 13, 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 March 13, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 9-28-2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY