Karen Johnson Davidson County
Batch# 1149022 DEEDWARRSP
06/20/2024 08:59:30 AM 6 pgs
Fees: $33.00 Taxes: $3,098.75
20240620-0046189

SPECIAL WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $837,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY OF JUNE, 2024.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #22718CCCCCCCCC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	188-008 (part of)

FOR AND IN CONSIDERATION, of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, McGowan Family Limited Partnership, a Tennessee Limited Partnership **("Grantor")**, has bargained and sold, and by these presents, do transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company **("Grantee")**, a certain tract or parcel of land located in **Davidson County, State of Tennessee,** more particularly described as follows:

Prepared by:
Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

Property Description
Portion of McGowan Family Limited Partnership Property
Proposed Carothers Crossing
Phase 10, Section 2A

Being a 11.381 more or less acre tract of land lying in the 33rd Council District of Davidson County, Tennessee, and being a portion of the property conveyed to McGowan Family Limited Partnership described as "Units 3, 4, 5, & 7 Carothers Crossing Davidson County, Tennessee", as evidenced by deed of record in Instrument No. 20171002-0100692, Register's Office Davidson 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 5, 2019, as follows:

Beginning at a ½" rebar with cap "Anderson-Delk" on the northerly margin of Goswell Drive (55' Right-of-Way), said point being the southeast corner of Lot 331 on the plan of Carothers Crossing, Phase 7, Section 1A, of record in Instrument Number 20200910-0103215, Register's Office Davidson County, Tennessee;

Thence with the easterly line of said Lot 331, North 21 Degrees 04 Minutes 42 Seconds East, passing the northeast corner of said Lot 331 at a distance of 115.91 feet, in all a distance of 144.17 feet to a point, said point being the most easterly corner of Open Spake 7-K on the plan of said Carothers Crossing, Phase 7, Section 1A;

Thence along the northerly margin of said Open Space 7-K, North 68 Degrees 55 Minutes 18 Seconds West a distance of 130.06 feet to a point, said point being the most southerly corner of Open Space 10-1A on the plan of Carothers Crossing, Phase 10, Section 1B of record in Instrument Number 20230206-0008526, Register's Office Davidson County, Tennessee;

Thence along the southerly margin of said Open Space 10-1A, North 58 Degrees 09 Minutes 29 Seconds East a distance of 253.71 feet to a point;

Thence continuing along the southerly margin of said Open Space 10-1A, North 85 Degrees 15 Minutes 36 Seconds East, passing the westerly margin of Cavell Lane (22' Right-of-Way) at a distance of 31.10 feet, in all a distance of 53.10 feet to a point, said point being the easterly margin of Cavell Lane on the plan of said Carothers Crossing, Phase 10, Section 1B;

Thence along the easterly margin of Cavell Lane and Carothers Crossing, Phase 10, Section 1B, the following seven calls:

North 04 Degrees 41 Minutes 59 Seconds West a distance of 5.94 feet to a point;

With a curve to the right having a radius of 189.00 feet through a central angle of 24 Degrees 20 Minutes 59 Seconds, an arc length of 80.32 feet, a chord bearing and distance of North 07 Degrees 28 Minutes 30 Seconds East, 79.72 feet to a point;

North 19 Degrees 38 Minutes 59 Seconds East a distance of 131.53 feet to a point;

With a curve to the left having a radius of 71.00 feet through a central angle of 22 Degrees 51 Minutes 26 Seconds, an arc length of 28.32 feet, a chord bearing and distance of North 08 Degrees 13 Minutes 16 Seconds East, 28.14 feet to a point;

North 03 Degrees 12 Minutes 27 Seconds West a distance of 91.12 feet;

With a curve to the left having a radius of 61.00 feet through a central angle of 30 Degrees 17 Minutes 03 Seconds, an arc length of 32.24 feet, a chord bearing and distance of North 18 Degrees 20 Minutes 58 Seconds West, 31.87 feet to a point;

North 33 Degrees 29 Minutes 29 Seconds West, passing the southerly margin of Gophir Drive (46' Right-of-Way) at a distance of 18.45 feet, in all a distance of 64.45 feet to a point, said point being on the northerly margin of Cavell Lane and Gophir Drive on the plan of said Carothers Crossing, Phase 10, Section 1B;

Thence leaving the margin of said Carothers Crossing, Phase 10, Section 1B, and of Cavell Lane, with a new line, severing said "Unit 3, 4, 5, &7 Carothers Crossing", the following eight calls:

North 56 Degrees 30 Minutes 31 Seconds East a distance of 145.26 feet to a point;

With a curve to the left having a radius of 5.00 feet through a central angle of 95 Degrees 29 Minutes 35 Seconds, an arc length of 8.33 feet, a chord bearing and distance of North 08 Degrees 45 Minutes 43 Seconds East, 7.40 feet to a point;

With a curve to the left having a radius of 297.50 feet through a central angle of 02 Degrees 13 Minutes 58 Seconds, an arc length of 11.59 feet, a chord bearing and distance of North 40 Degrees 06 Minutes 03 Seconds West, 11.59 feet to a point;

North 48 Degrees 46 Minutes 58 Seconds East a distance of 55.00 feet to a point;

North 88 Degrees 26 Minutes 19 Seconds East a distance of 178.27 feet to a point;

South 77 Degrees 18 Minutes 56 Seconds East a distance of 46.00 feet to a point;

With a curve to the right having a radius of 111.00 feet through a central angle of 03 Degrees 55 Minutes 56 Seconds, an arc length of 7.62 feet, a chord bearing and distance of South 14 Degrees 39 Minutes 02 Seconds West, 7.62 feet to a point;

South 73 Degrees 23 Minutes 00 Seconds East a distance of 332.30 feet to a point on the easterly margin of said "Units 3, 4, 5, &7 Carothers Crossing" and the westerly margin of

Lot 131 on the plan of Brookside, Section 2, of record in Plat Book, Page 54, Register's Office Rutherford County, Tennessee;

Thence with the common line of said "Units 3,4,5,7 Carothers Crossing" and Brookside, Section 2 properties, South 06 Degrees 54 Minutes 25 Seconds West a distance of 197.63 feet to a point, said point being the southwest corner of Lot 130 of said Brookside, Section 2;

Thence leaving the common line of said "Units 3,4,5,7 Carothers Crossing" and Brookside, Section 2 properties, with a new line, severing said "Units 3,4,5,7 Carothers Crossing", the following six calls:

South 47 Degrees 22 Minutes 18 Seconds West a distance of 346.50 feet to a point;

South 04 Degrees 44 Minutes 24 Seconds East a distance of 309.18 feet to a point;

South 85 Degrees 15 Minutes 36 Seconds West a distance of 225.00 feet to a point;

With a curve to the right having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of North 49 Degrees 44 Minutes 24 Seconds West, 35.36 feet to a point;

South 85 Degrees 15 Minutes 36 Seconds West a distance of 55.00 feet to a point;

With a curve to the right having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of South 40 Degrees 15 Minutes 36 Seconds West, 35.36 feet to a point, said point being on the northerly margin of Goswell Drive (55' Right-of-Way) and the northerly margin of the plan of Carothers Crossing, Phase 7, Section 2 of record in Instrument Number 20211029-0145243, Register's Office Davidson County, Tennessee;

Thence along the northerly margin of Goswell Drive (55' Right-of-Way) and said Carothers Crossing, Phase 7, Section 2, South 85 Degrees 15 Minutes 36 Seconds West a distance of 168.72 feet;

Thence with a curve to the right having a radius of 322.50 feet through a central angle of 25 Degrees 49 Minutes 06 Seconds, passing the westerly margin of said Carothers Crossing, Phase 7, Section 2 and the easterly margin of said Carothers Crossing, Phase 7, Section 1A at 127.05 feet along curve, in all a total arc length of 145.32 feet, a chord bearing and distance of North 81 Degrees 49 Minutes 51 Seconds West, 144.10 feet to a point, said point being on the northerly margin of Goswell Drive (55' Right-of-Way) and the easterly margin of said Carothers Crossing, Phase 7, Section 1A;

Thence continuing along the northerly margin of Goswell Drive (55' Right-of-Way) and the easterly margin of said Carothers Crossing, Phase 7, Section 1A, North 68 Degrees 55 Minutes 18 Seconds West a distance of 10.00 feet to the Point of Beginning, containing 495,753 Square Feet or 11.381 Acres, more or less.

Being part of the same property conveyed to McGowan Family Limited Partnership, a Tennessee limited partnership by Special Warranty Deed from WM SUB CC PDL, a Tennessee limited liability company, dated September 21, 2017 and recorded October 2, 2017, as Instrument No. 20171002-0100692, Register's Office for Davidson County, Tennessee.

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

1. 2024 Davidson County Taxes which are assumed by the Grantee.
2. Assignment and Assumption of Declarant Rights dated September 26, 2017, of record in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee. NOTE: Ph 10, Section 2A not annexed into

original DCCR's for Carothers Crossing, Instrument No. 20070627-0076582 to date.

3. Easement and Memorandum Agreement of record in Instrument No. 20070123-0009057, Register's Office of Davidson County, Tennessee. Assignment of record in Instrument No. 20140827-0078032, in said Register's Office.
4. Declaration of Easement of record In Instrument No. 20140507-0038903, Register's Office of Davidson County, Tennessee.
5. Right of Way Easement of record in Book 4588, page 484, Register's Office for Davidson County, Tennessee.
6. Right of Way Easement of record in Book 4588, page 476, Register's Office for Davidson County, Tennessee.
7. Right of Way Easement of record in Book 3671, page 353, Register's Office for Davidson County, Tennessee.
8. Right of Way Easement of record in Book 3611, Page 195, Register's Office of Davidson County, Tennessee.
9. Right of Way Easement of record in Book 3611, Page 193, Register's Office of Davidson County, Tennessee.
10. Right of Way Easement of record in Book 3578, Page 491, Register's Office of Davidson County, Tennessee.
11. Supplemental Declaration to Declaration of Easement of record in Instrument No. 20140603-0048042, said Register's Office.
12. Master Deed Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076581 as amended in Instrument No. 20080515-0049893 & Instrument No. 20180125-0008094, 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.
13. Agreement for Dedication of Easement for Sanitary Sewer Mains, Pumps and Appurtenances of record in Instrument No. 20170302-0020826, Register's Office of Davidson County, Tennessee.
14. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20240308-0016267, Register's Office of Davidson County, Tennessee.
15. Right of Way Deed of record in Book 2748, Page 587, Register's Office of Davidson County, Tennessee.
16. Right of Way Deed of record in Book 2748, Page 575, Register's Office of Davidson County, Tennessee.
17. Right of Way Deed of record in Book 2748, Page 573, Register's Office of Davidson County, Tennessee.
18. 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.

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 successor and assigns, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 18th day of June, 2024.

McGowan Family Limited Partnership,
a Tennessee Limited Partnership

By: McGowan Investments, Inc., a
Tennessee Corporation,
its General Partner

By: _____
David C. McGowan, Jr., President

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of McGowan Investments, Inc., which entity is a General Partner of McGowan Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as General Partner in his capacity as President of McGowan Investments, Inc.

Witness my hand, at office, on June 18, 2024.

_____
NOTARY PUBLIC

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

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 June 18, 2024 (date of document).

Affiant Signature

June 18, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

