Karen Johnson
Batch # 1149573
06/21/2024 08:17:44 AM
Fees: $18.00 Taxes: $1,109.96

Davidson County
DEEDWARR
3 pgs

20240621-0046559

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

Subscribed and sworn to me on June 17, 2024

Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H Cherry
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No.: 36935

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Amber Lynn Brittian and Blaine Michael Freeborn 836 Goswell Drive #204 Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	- 188-06-0C-204.00-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 Amber Lynn Brittian, an unmarried person, and Blaine Michael Freeborn, an unmarried person, hereinafter called **"GRANTEES,"** their 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 Unit 204, 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 as amended in Instrument No. 20211213-0164889, 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 portion of the same property conveyed to McGowan Family Limited Partnership, a Tennessee Limited Partnership by Special Warranty Deed from WM SUB CC PDL, LLC a Tennessee limited liability company of record in Instrument No. 20171002-0100692 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on October 2, 2017.

Being a portion 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 of record in Instrument No. 20201124-0137705 Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 24, 2020.

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

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

2. Subject to all matters shown on the Plan of record as Instrument Number 20211029-0145243, Register's Office of Davidson County, Tennessee.

3. 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.

4. 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.

5. 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.

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

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

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

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

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

11. 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.

12. 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.

13. 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.

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

15. 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.

16. 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.

17. 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 #204, 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 June 17, 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 June 17, 2024.

_____
NOTARY PUBLIC

My Commission Expires: _____

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