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 $2,035,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF JULY, 2024.

NOTARY PUBLIC

Karen Johnson Davidson County
Batch # 1156671 DEEDWARRSP
07/11/2024 01:14:27 PM 3 pgs
Fees: $18.00 Taxes: $7,530.24
20240711-0052109

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #36196A

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Crest MFLP, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	187-1-B-021.00-CO (Lot 21) 187-1-B-022.00-CO (Lot 22) 187-1-B-023.00-CO (Lot 23) 187-1-B-036.00-CO (Lot 36) 187-1-B-084.00-CO (Lot 84) 187-1-B-086.00-CO (Lot 86)

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, Regent Homes, LLC, a Tennessee Limited Liability Company **("Grantor")**, has bargained and sold, and by these presents, does transfer and convey unto Crest MFLP, LLC, a Tennessee limited liability company **("Grantee")**, certain tracts or parcels of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 21, 22, 23, 36, 84 & 86, as shown on the Final Plat of Burkitt Ridge, Phase 3B, District 3, of record as Instrument No. 20211102-0146506, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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 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. All matters shown on the plan of record as Instrument No. 20211102-0146506 in the Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Charter, Easements, Covenants and Restrictions of Burkitt Ridge, a Traditional Neighborhood Development, of record in Instrument Number 20200911-0103602, supplemented in Instrument No. 20201120-0137028, Instrument No. 20210826-0115548, Instrument No. 20220225-0021710 and Instrument No. 20220729-0086702 and Instrument No. 20240423-0028994, 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 the Burkitt Ridge Neighborhood Association, Inc. of record as Instrument No. 20200910-0102877 and Instrument No. 20210505-0060462 in said Register's Office.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190131-0009559, Register's Office for Davidson County, Tennessee.
6. 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.

WITNESS my hand effective on July 9, 2024.

Regent Homes, LLC, a Tennessee Limited Liability Company

By: _____
David C. McGowan, Jr.
Its: Chief Manger

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, Bobbie Cooper, 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, acknowledged himself to be the Chief Manager of Regent Homes, LLC, the within named bargainor, a Tennessee Limited Liability Company, 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, this 9th day of July, 2024.

_____
NOTARY PUBLIC

My Commission Expires: _____

