Karen Johnson Davidson County
Batch # 1167352 DEEDWARR
08/12/2024 11:13:15 AM 3 pgs
Fees: $18.00 Taxes: $2,019.83
20240812-0060393

WARRANTY DEED

HAYLEY VOS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,900.00.

Jacqueline Bailes
Affiant

Subscribed and sworn to me on August 6, 2024

Hayley VS
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.: 36990

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Jacqueline Bailes 873 Westcott Lane Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	- 18200023700

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 Jacqueline Bailes, 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. 182 on the Plan of Phase 6, Districts 3 & 5, Burkitt Ridge, SP Subdivision, of record in Plat at Instrument No. 20231024-0083185, 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 McGowan Family Limited Partnership, a Tennessee limited partnership by Warranty Deed from Jeffrey P. Johnson and Lori J. Kelley and Buford W. Carter Clinton Wayne Carter and Lindsey Nicole Carter, as sole heirs-at-law of Stacy J. Carter, deceased of record in Instrument No. 20171002-0100717 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 02, 2017.

Being a portion of the same property conveyed to McGowan Family Limited Partnership, a Tennessee limited partnership by Quitclaim Deed from Jeffrey P. Johnson and Lori J. Kelley and Buford W. Carter Clinton Wayne Carter and Lindsey Nicole Carter, as sole heirs-at-law of Stacy J. Carter, deceased of record in Instrument No. 20171002-0100718 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 02, 2017.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability by Warranty Deed from McGowan Family Limited Partnership, a Tennessee limited partnership of record in Instrument No. 20220824-0095726 Register's Office for Davidson County, Tennessee, dated August 22, 2022 and recorded on August 24, 2022.

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 20231024-0083185, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Charter, Easements, Covenants and Restrictions for Burkitt Ridge, a Traditional Neighborhood Development, of record in Instrument Number 20200911-0103602, First Supplement to the Declaration of Charter, Easements, Covenants and Restrictions for Burkitt Ridge (Annexing Tract "A" of Phase 1A) of record in Instrument No. 20201120-0137028, Second Supplement to the Declaration of Charter, Easements, Covenants and Restrictions for Burkitt Ridge (Annexing Phase 3A, District 2) of record in Instrument No. 20210826-0115548, Third Supplement to the Declaration of Charter, Easements, Covenants and Restrictions for Burkitt Ridge (Annexing Phase 3B, District 3) of record in Instrument No. 20220225-0021710, and Fourth Supplement to the Declaration of Charter, Easements, Covenants and Restrictions for Burkitt Ridge (Annexing Phase 2 Property) of record in Instrument No. 20220729-0086702, Fifth Supplement to the Declaration of Charter, Easements, Covenants and Restrictions for Burkitt Ridge (Annexing Phase 6, Districts 3 & 5, Phase 5, Districts 2, 3, & 5, and Phase 4, District 3) of record in 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 for Burkitt Ridge Neighborhood Associations, Inc. of record in Instrument Number 20200910-0102877, in the Register's Office for Davidson County, Tennessee.

5. Grant of Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20110311-0019588, in the Register's Office for Davidson County, Tennessee.

6. Grant of Anchor Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board of said Government, of record in Instrument No. 20140204-0009863, in the Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210212-0020437, in the Register's Office for Davidson County, Tennessee.

8. Grant of Easement Distribution to Piedmont Natural Gas Company, Inc. of record in Instrument Number 20221025-0115494 and Instrument No. 20221025-0115496, in the Register's Office for Davidson County, Tennessee.

9. Greenbelt Assessment of record in Instrument Number 20050203-0012785 and Instrument Number 20180222-0016884, in the Register's Office for Davidson County, Tennessee.

10. Any taxes or assessments not posted on the records of the taxing authority(ies) of which the Land described in Schedule A hereof is subject, including but not limited to: Supplemental, Revised, and/or Corrected Assessments pursuant to T.C.A. Section 67-5-509 and section 67-5-603 et seq. dealing with any improvements completed after January 1and before September 1 of any year or Back Assessments pursuant to T.C.A. Section 67-1-1001 et. seq.; or taxes based on a change in the classification of the Insured Land (Roll Back Taxes) pursuant to T.C.A. Section 67-5-1001 et seq.

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

12. 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 873 Westcott Lane, Antioch, TN 37013.

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 August 6, 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 August 6, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY