WARRANTY DEED

Karen Johnson Davidson County
Batch # 1182388 DEEDWARR
09/17/2024 10:07:57 AM 3 pgs
Fees: $18.00 Taxes: $2,455.41
20240917-0071812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $663,625.00.

Affiant

Subscribed and sworn to me on September 13, 2024

Notary Public 9/28/2026

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC CHERYL A. DILLON

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H Cherry
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No.: 36953

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Vidwath Kashyap Sarbani Maitra 8132 Warbler Way Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	- 181-11-0D-070.00-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 Vidwath Kashyap and Sarbani Maitra, husband and wife, 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 Lot No. 70 on the Plan of Final Plat, 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. 20221130-0125479 Register's Office for Davidson County, Tennessee, dated November 29, 2022 and recorded on November 30, 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 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 First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase Two A Property), of record in Instrument No. 20191018-0106855, and First Supplement as corrected by the Scrivener's Affidavit of record in Instrument No. 20191030-0111535, and as supplemented by the Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase Two B Property), of record in Instrument No. 20200722-0080431, as supplemented by the Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 1B Hill Property), of record in Instrument No. 20210727-0100923, as supplemented by the Fourth Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 1A Hill Property), of record in Instrument No. 20211221-0168357, 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, 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, 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 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 8132 Warbler Way, 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 September 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 September 13, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 9/28/2026

