Karen Johnson
Batch # 1188619
10/02/2024 09:57:31 AM
Fees: $18.00 Taxes: $1,823.73
Davidson County
DEEDWARR
3 pgs
20241002-0076338

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,900.00.

Affiant

Subscribed and sworn to me on October 1, 2024

Notary Public

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5, 2025

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H Cherry
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No.: 37018

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
James M. Lenahan and Deborah J. Lenahan 1212 Aberlour Alley Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	- 187-01-0B-219.00-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 James M. Lenahan and Deborah J. Lenahan, 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. 219 on the Plan of Phase 5, Districts 2, 3 & 5, Burkitt Ridge, SP Subdivision, of record in Plat at Instrument No. 20220525-0060826, 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 Regent Homes, LLC, a Tennessee limited liability company by Quitclaim deed from McGowan Family limited partnership, a Tennessee limited partnership of record in Instrument No. 20210326-0040069 Register's Office for Davidson County, Tennessee, dated March 19, 2021 and recorded on March 26, 2021.

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 paid by Grantors; 2025 and subsequent taxes, are assumed by the Grantee(s).

2. Subject to all matters shown on the Plan of record as Instrument Number 20220525-0060826, 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. Restrictive Covenant for Detached Structure of record in Instrument Number 20230808-0061520, in the Register's Office for Davidson County, Tennessee.

10. 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 1212 Aberlour Alley, 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 October 1, 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 October 1, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY