WARRANTY DEED

Karen Johnson Davidson County
Batch# 1217613 DEEDWARR
12/18/2024 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,910.77
20241218-0098079

STATE OF TENNESSEE, COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $516,425.00.

Affiant

Subscribed and sworn to me on December 16, 2024

Notary Public

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08/21/27

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H Cherry
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No.: 36958

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Yogesh B. Malla and Sarita Malla 2112 Rotorua Drive E Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	187-01-0B-282.00-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 Yogesh B. Malla and Sarita Malla, 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. 282 on the Plan of Phase 6, Districts 3 and 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 Regent Homes, LLC, a Tennessee Limited Liability Company 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.

Being also known as 2112 Rotorua Drive E, Antioch, TN 37013.

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

1. Subject to all matters shown on the Plan of record as Instrument Number 20231024-0083185, Register's Office of Davidson County, Tennessee.

2. 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.

3. Charter for Burkitt Ridge Neighborhood Associations, Inc. of record in Instrument Number 20200910-0102877, in the Register's Office for Davidson County, Tennessee.

4. 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.

5. 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.

6. 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.

7. 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.

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

9. 2024 DAVIDSON County Taxes which have been prorated by the parties and assumed by the Grantor; 2025 and subsequent Davidson County Taxes are assumed by the Grantees.

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 2112 Rotorua Drive E, 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 December 16, 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 December 16, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 5-5-25



Tennessee Certification of Electronic Document

I, Emma Howard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/16/24 (date of document).

Emma Howard
Affiant Signature

12/16/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16 day of December, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL