Karen Johnson Davidson County
Batch # 1220033 DEEDWARR
12/26/2024 01 20 09 PM 3 pgs
Fees $18 00 Taxes $1,502 99
20241226-0099864

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF
DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $406,213.00

Affiant

Subscribed and sworn to me on December 23, 2024

Notary Public

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jeremy H Cherry
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste 110
Nashville, TN 37201
Our File No · 37109

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Andrews Farms, LLC, a Nebraska Limited Liability Company 1810 Harlan Street Falls City, NE 68355	SAME ADDRESS AS NEW OWNER	188-10-0A-423 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 Andrews Farms, LLC, a Nebraska Limited Liability Company, hereinafter called **"GRANTEE,"** its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

See Exhibit "A" attached hereto and made a part hereof

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 20230206-0008526, Register's Office of Davidson County, Tennessee

2 Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070627- 0076582, amended in Instrument No 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20171002-0100688, Instrument No 20190321-0025836 and Instrument No. 20210625-0086747, 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 Title42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

3 Assignment of Declarants Rights of record in Instrument Number 20171002- 0100690, in the Register's Office for Davidson County, Tennessee

4 Quitclaim Deed of Common Areas to Homeowners Association of record in Instrument Number 20180719-0070522, in the Register's Office for Davidson County, Tennessee.

5 Parking and Maintenance Easement of record in Instrument Number 20180719-0070523, in the Register's Office for Davidson County, Tennessee

6 Charter for Homeowners Association of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee

7 Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20070711-0082648 and Instrument No 20070810-0095900, in the Register's Office for Davidson County, Tennessee

8 Easement and Memorandum Agreement of record in Instrument Number 20070123-0009057 and Assignment of Easement in Instrument No 20140827- 0078032, in the Register's Office for Davidson County, Tennessee

9 Access Drainage, Utility and Pedestrian Easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee

10 Right of Way for Public Roadway of record in Instrument Number 20070511-0056717, Instrument No 20070511-0056718 and Instrument No 20070511- 0056719, in the Register's Office for Davidson County, Tennessee

11 Reservations contained in Deed of record in Instrument Number 20170628- 0065119, in the Register's Office for Davidson County, Tennessee

12 Restrictions for Storm Water Facilities and Systems of record in Instrument Number 20190508-0043213 and Instrument Number 20211022-0142369, in the Register's Office for Davidson County, Tennessee

13 Sewer Line Easement of record in Book 9975, Page 541and Instrument No 20170302-0020826, in the Register's Office for Davidson County, Tennessee

14 Easement to Colonial Pipeline Co of record in Book 3578, Page 491, Book 3611, Page 195 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee

15 Restrictions of record as Instrument Number 20070627-0076581, amended in Instrument No 20070821-0099817, Instrument No 20070921- 0099818, Instrument No 20080515-0049892, Instrument No 20080515- 0049893, Instrument No 20171002-0100689, corrected in Instrument No 20171220-0129697 and Instrument No 20180125-0008094 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

16 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 Grantee

This property is also known as improved property located at 336 Savoy Loop, Nolensville, TN 37135

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 heirs 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 23, 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 23, 2024

_____
NOTARY PUBLIC

My Commission Expires 5-5-25

SUSANNAH L. DANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 423 on the Plan of Phase 10, Section 1B, Carothers Crossing of record in Plat at Instrument No 20230206-0008526, 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 Partnership, of record in Instrument No 20211119-0154407, Register's Office for Davidson County, Tennessee, dated November 08, 2021 and recorded on November 19, 2021

Being also known as 336 Savoy Loop, Nolensville, TN 37135

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # DM-ESC-24336