Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1242113 DEEDWARR
02/28/2025 10 07 45 AM 2 pgs
Fees $13 00 Taxes $2,071 63

20250228-0014993

JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2026

STATE OF TENNESSEE, COUNTY OF
Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,900 00

Affiant

Subscribed and sworn to me on February 27, 2025

Notary Public

THIS INSTRUMENT WAS PREPARED BY
Jeremy H Cherry
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No 37167

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP- PARCEL NO
Samuel Patrick Kuttenkuler 2016 Ruby Mae Alley Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	187-01-0B-275 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 Samuel Patrick Kuttenkuler, single man, hereinafter called **"GRANTEE,"** his 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 275 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 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 2016 Ruby Mae Alley, 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 No 20221025-0115494, and Instrument No 20221025-0115496, in the Register's Office for Davidson County, Tennessee

8 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

9 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 2016 Ruby Mae 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 GRANTEE, his 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, his 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 February 27, 2025

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 February 27, 2025

_____
NOTARY PUBLIC

My Commission Expires 5-5-25

SUSANNAH L. DANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires