Karen Johnson Davidson County
Batch# 1298499 DEEDWARR
07/17/2025 02:41:30 PM 4 pgs
Fees: $23.00 Taxes: $1,442.63
20250717-0056557

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00.

Affiant

Subscribed and sworn to me on July 11, 2025.

Notary Public

FRANK S PEELER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H Cherry
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37281

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Grant Garcia 332 Savoy Loop Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	188-10-0A-425.00 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 Grant Garcia, an unmarried man, 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. 425, as shown on the map entitled Phase 10, Section 1B, Carothers Crossing, of record in Instrument No. 20230206-0008526, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to MCGOWAN FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, by deed from WM SUB CC PDL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20171002-0100692, dated September 21, 2017, said Register's Office.

Further being part 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, dated November 8, 2021, said Register's Office.

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

1. 2025 DAVIDSON County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Matters shown on the Plan of record Instrument No. 20230206-0008526, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument Number 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892, Instrument No. 20171002-0100688, Instrument No. 20171002-0100689, Instrument No. 20171220-0129697, Instrument No.-20190321-0025836, Instrument No. 20200803-0085638, Instrument No. 20210625-0086747 and amended in Instrument No. 20230320-0019922, said Register's Office.

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

5. Master Deed Restrictions of record as Instrument Number 20070627-0076581, Instrument No. 20080515-0049893, Instrument No. 20180125-0008094 and amended in Instrument No. 20250124-0005786, said Register's Office.

6. Parking and Maintenance Easement of record in Instrument Number 20180719-0070523, said Register's Office.

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

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. 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.

12. Sewer Line Easement of record in Book 9975, Page 541 and Instrument No. 20170302-0020826, said Register's Office.

13. Easement to Colonial Pipeline Co. of record in Book 3578, Page 491, Book 3611, Page 195 Book 1455, Page 476 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.

14. 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 332 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 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 July 11, 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 July 11, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Cheryl Dillon, 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 July 11, 2025. (Date of document)

Affiant Signature

7/17/2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 17 day of July, 2025.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028