Karen Johnson Davidson County
Batch# 1298572 DEEDWARR
07/18/2025 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20250718-0056639

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Robert Bruning
Affiant

Subscribed and sworn to me on July 17, 2025.

J Walker Lewis
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.: 37285

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Robert Bruning and Stephanie Bruning 8100 Warbler Way Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	- 181-11-0E-062.00-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 Robert Bruning and Stephanie Bruning, 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. 62 on the Plan of Final Plat, The Hill Property, Phase 1B, of record in Plat at Instrument No. 20210818-0111925, 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 Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability

company of record in Instrument No. 20210816-0110500 Register's Office for Davidson County, Tennessee, dated August 13, 2021 and recorded on August 16, 2021.

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. Subject to all matters shown on the Plan of record as Instrument Number 20210818-0111925, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171120-0119163 and supplemented in Instrument No. 20191018-0106855, Scrivener's Affidavit in Instrument No. 20191030-0111535, Instrument No. 20200722-0080431 and Instrument No. 20210727-0100923, 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 Homeowners Association of record in Instrument Number 20171120-0119162, in the Register's Office for Davidson County, Tennessee.

5. Restriction for Stormwater Facilities and Systems of record in Instrument Number 20200729-0083273 (all of ph 1) and Instrument No. 20200729-0083222 (all), in the Register's Office for Davidson County, Tennessee.

6. Transmission Line Easement of record in Book 4425, Page 544, in the Register's Office for Davidson County, Tennessee.

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

8. 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 8100 Warbler Way, Brentwood, TN 37027.

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 17, 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 17, 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 17, 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