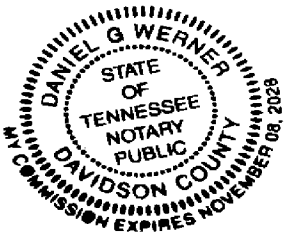
Karen Johnson Davidson County
Batch# 1306667 DEEDWARR
08/07/2025 12:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,405.63
20250807-0062785

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Affiant

Subscribed and sworn to me on August 6, 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.: 37290

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Koltar Houser 866 Westcott Lane Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	- 187-01-0B-173.00-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 Koltar Houser, hereinafter called **"GRANTEE,"** their his 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. 173 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.

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

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.

2. Rights or claims of parties in possession not shown by the public records.

3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

4. Taxes or special assessments which are not shown as existing liens by the public records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

6. Easements or claims of easements not shown by the Public Records.

7. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

8. Taxes for the year 2025, a lien not yet due and payable.

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

10. 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, 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.

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

12. 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.

13. 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.

14. 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.

15. 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.

16. Restrictive Covenant for Detached Structure (specific to Lot 173) of record in Instrument Number 20240503-0032592, in the Register's Office for Davidson County, Tennessee.

17. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

19. 2025 DAVIDSON County Taxes which have been prorated by the parties and assumed by the Grantee.

20. 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 866 Westcott Lane, 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 August 6, 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 August 6, 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 August 6, 2025. (Date of document)

Affiant Signature

8/7/2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 7th day of August, 2025.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

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