Karen Johnson Davidson County
Batch# 1333637 DEEDWARR
10/14/2025 11:07:30 AM 5 pgs
Fees: $28.00 Taxes: $1,591.46
20251014-0081734

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,125.00.

Affiant

Subscribed and sworn to me on October 10, 2025

Notary Public Exp. 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H Cherry
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37345

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Baruch Biniaminov Mary Biniaminov 7307 Carothers Road Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	- 188-10-2A-014.00-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 Baruch Biniaminov and Mary Biniaminov, 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 Unit No. 501B on the Plan of Carothers Crossing Townhomes, a Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements) of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Carothers Crossing Townhomes, a Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements) at Instrument No. 20241125-0092078, 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 McGowan Family Limited Partnership, a

Tennessee Limited Partnership by Special Warranty Deed from WM SUB CC PDL, LLC, a Tennessee limited liability company of record in Instrument No. 20171002-0100692 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on October 02, 2017.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from McGowan Family Limited Partnership, a Tennessee Limited Partnership of record in Instrument No. 20230621-0046948 Register's Office for Davidson County, Tennessee, dated June 16, 2023 and recorded on June 21, 2023.

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 paid by Grantors; 2026 and subsequent taxes, are assumed by the Grantee(s).

2. Subject to all matters shown on the Plan of record as Instrument Number 20241017-0080405, Register's Office of Davidson County, Tennessee.

3. Assignment and Assumption of Declarant Rights, of record in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee.

4. Easement and Memorandum Agreement of record in Instrument No. 20070123-0009057, Register's Office of Davidson County, Tennessee.

   See also Assignment of record in Instrument No. 20140827-0078032, in said Register's Office.

5. Declaration of Easement of record In Instrument No. 20140507-0038903, Register's Office of Davidson County, Tennessee.

6. Right of Way Easement(s) of record in the following recorded in the Register's Office for Davidson County, Tennessee:
   Book 4588, page 484, Book 4588, page 476, Book 3671, page 353, Book 3611, Page 195, Book 3611, Page 193, Book 3578, Page 491

7. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Carothers Crossing of record in Instrument Number 20070627-0076581, as amended by 20070821-0099818, Instrument Number 20080515-0049893, Instrument Number 20171220-0129697, Instrument Number 20171002-0100689, Instrument Number 20181025-0008094, Register's Office for Davidson County, Tennessee.

8. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Carothers Crossing of record in Instrument Number 20070627-0076582, as amended by Instrument Number 20070821-0099817, Instrument Number 20080515-0049892, Instrument Number 20171002-0100688, Instrument Number 20190321-0025836, Instrument Number 20200803-0085638, Instrument Number 20210625-0086747, Instrument Number 20230320-0019922, and Instrument Number 20241125-0092077, Register's Office for Davidson County, Tennessee.

9. The premises herein insured is a townhome planned unit development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions, establishing a Horizontal Property Regime of Carothers Crossing Townhomes of record in Instrument Number 20241125-0092078, as amended by Instrument Number 20250403-0025515, Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of Easement for Sanitary Sewer Mains, Pumps and Appurtenances of record in Instrument No. 20170302-0020826, Register's Office of Davidson County, Tennessee.

11. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20230202-0007800, Register's Office of Davidson County, Tennessee.

12. Right of Way Deed(s) of record in Book 2748, Page 587, Book 2748, Page 575 and Book 2748, Page 573, Register's Office of Davidson County, Tennessee.

13. 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 7307 Carothers Road, 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 October 10, 2025.

REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

By: _____
Bobbie Cooper, Authorized Representative

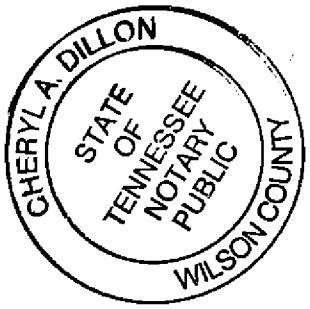
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 October 10, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 9/28/2026



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 October 10, 2025. (Date of document)

Affiant Signature

10/14/2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14 day of October, 2025.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

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