Karen Johnson Davidson County
Batch# 1386605 DEEDWARR
02/27/2026 03:15:30 PM 4 pgs
Fees: $23.00 Taxes: $1,538.83
20260227-0015785

WARRANTY DEED

DANIEL G WERNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 08, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,900.00.

Kyle Bednar
Affiant

Subscribed and sworn to me on February 26, 2026.

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.: 37439

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Kyle Bednar and Macy Elizabeth Grubbs 3213 Tasker Drive Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	- 187-01-0B-264.00-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 Kyle Bednar, a single man, and Macy Elizabeth Grubbs, a single woman, as joint tenants with right of survivorship, 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. 264, as shown on the map entitled Burkitt Ridge, SP Subdivision, Phase 6, Districts 3 & 5, of record in Instrument No. 20231024-0083185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY, by deed from MCGOWAN FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED

PARTNERSHIP, of record in Instrument No. 20220824-0095726, dated August 22, 2022, said Register's Office.

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

1. 2026 DAVIDSON County Taxes which have been prorated by the parties and assumed by the Grantee.

2. Matters shown on the Plan of record in Instrument Number 20231024-0083185, 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 No. 20200911-0103602 and Instrument No 20240423-0028994, said Register's Office.

4. Grant of Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20110311-0019588, said Register's Office.

5. 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, said Register's Office.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210212-0020437, said Register's Office.

7. Grant of Easement Distribution to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20221025-0115494 and Instrument No. 20221025-0115496, said Register's Office.

8. Restrictive Covenant for Detached Structure of record in Instrument No. 20250423-0031185, said Register's Office.

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 3213 Tasker Drive, 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 February 26, 2026.

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 26, 2026.

_____
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 February 26, 2026. (Date of document)

Affiant Signature

2/27/26
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 27 day of February, 2026.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

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

202602270015785