WARRANTY DEED

Karen Johnson Davidson County
Batch # 1395037 DEEDWARR
03/19/2026 09:43:06 AM 3 pgs
Fees: $18.00 Taxes: $1,487.03

20260319-0021876

STATE OF TENNESSEE, COUNTY OF
WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,900.00.

Affiant

Subscribed and sworn to me on March 16, 2026

Notary Public

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 30, 2029

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H Cherry
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37433

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Michael Waldrop 421 Penfold Alley Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	188-10-0A-483.00-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 Michael Waldrop, an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF.

Being also known as 421 Penfold Alley, Nolensville, TN 37135.

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

1. Matters shown on the Plan of record in Instrument No. 20241017-0080405, said Register's Office.

2. Master Deed Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076581, amended in Instrument No. 20080515-0049893, Instrument No. 20171220-0129697, Instrument No. 20171002-0100690, 20180125-0008094 and Instrument No. 2018719-0070523, 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. 20070627-0076582, Instrument No. 20070821-0099818 and in Instrument No. 20080515-0049892, 20241125-00920708, 20241125-0092077 and Instrument No. 20250403-0025515, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Nos. 20070703-0079178, said Register's Office.

5. Stormwater Detention Agreement of record in Instrument No. 20070702-0078659, said Register's Office.

6. Inspection and Maintenance Agreement For Private Stormwater Management Facilities of record in Instrument No. 20070810-0095900, said Register's Office.

7. Sanitary Sewer Easement of record in Book 4586, page 484, said Register's Office.

8. Declaration of Easement in Instrument No. 20140507-0038903 and Instrument No. 20140603-0048042, said Register's Office.

9. Parking Easement and Maintenance Agreement of record in Instrument No. 20180719-0070523, said Register's Office.

10. Covenants, Conditions and Restrictions for Stormwater Facilities and Systems of record in Instrument No. 20190508-0043213, said Register's Office.

11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20170302-0020826 and Instrument No. 20170321-0027273, said Register's Office.

12. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20230202-0007800, said Register's Office.

13. 2025 DAVIDSON County Taxes which have been prorated by the parties and assumed by the Grantor; 2026 and subsequent Davidson County Taxes are assumed by the Grantee.

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 421 Penfold Alley, 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, his 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 March 16, 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 March 16, 2026.

_____
NOTARY PUBLIC

My Commission Expires: 3-6-29



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 483B 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, as amended by First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions for Carothers Crossing Townhomes, a Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements) (Annexing Lots 478, 479, 481, and 483 Property) of record at Instrument No. 20250403-0025515, 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 deed from MCGOWAN FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, of record in Instrument No. 20230621-0046948, dated June 16, 2023, said Register's Office.

Being also known as 421 Penfold Alley, Nolensville, TN 37135.