Karen Johnson Davidson County
Batch# 1403793 DEEDWARR
04/09/2026 01:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,886.63
20260409-0028933

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,900.00.

Affiant

Subscribed and sworn to me on April 8, 2026

Notary Public
My Commission Expires: 11/8/28

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H Cherry
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37467

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Jeffrey Shear and Carly Shear 334 Caxton Alley Nolensville, TN 37135	Jeffrey Shear and Carly Shear 6336 Percheron Ln. Arrington, TN 37014	- 188-10-0A-491.00-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 Jeffrey Shear and Carly Shear, 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. 491, as shown on the map entitled Final Plat Carothers Crossings, Phase 5A, of record in Instrument No. 20241017-0080405, 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 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.

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

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

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

3. 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, Instrument No. 2018719-0070523 and Instrument No. 20241125-0092078, said Register's Office.

4. 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, 20241125-0092077 and Instrument No. 20241125-0092078, said Register's Office.

5. 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.

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

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

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

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

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

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

12. 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.

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

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 334 Caxton 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 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 April 8, 2026.

REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

By: _____
J. Walker Lewis, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared J. Walker Lewis, 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 April 8, 2026.

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
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 April 8, 2026. (Date of document)

Affiant Signature

4/8/2026
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 8 day of April, 2026.

Notary's Signature

My Commission Expires: _____

(*SEAL*)

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