Karen Johnson Davidson County
Batch# 1479178 DEEDWARR
10/01/2026 11:36:30 AM 4 pgs
Fees: $23.00 Taxes: $1,905.13
20261001-0090632

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,900.00.

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Affiant

Subscribed and sworn to me on September 30, 2026

Notary Public
My Commission Expires: 11-5-24

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H Cherry
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37567

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Jill Bennett McKinney Roger Lee McKinney 830 Westcott Lane Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	- 187-01-0B-156.00 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 Jill Bennett McKinney and Roger Lee McKinney, wife and husband, 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(s) 156, as shown on the map entitled Burkitt Ridge, Phase 5, of record in Instrument No. 20220525-0060826, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a part of the same property conveyed to MCGOWAN FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, by deed from JEFFREY P. JOHNSON AND LORI J. KELLEY AND BUFORD W. CARTER, CLINTON WAYNE CARTER AND LINDSEY NICOLE CARTER, AS SOLE HEIRS-AT-LAW OF STACY J. CARTER, DECEASED, of record in Instrument No. 20171002-0100717 and Instrument No. 20171002-0100718, dated September 29, 2017, said Register's Office. MCGOWAN FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, further conveyed a part of to REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20210326-0040069, dated March 19, 2021, 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 No. 20220525-0060826, 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 as Instrument No. 20200911-0103602 and amended in Instrument No. 20240423-0028994, said Register's Office.

4. Grant of Easement of record as Instrument No. 20110311-0019588, said Register's Office.

5. Anchor Easement of record as Instrument No. 20140204-0009863, said Register's Office.

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

7. 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.

8.

This property is also known as improved property located at 830 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 September 30, 2026.

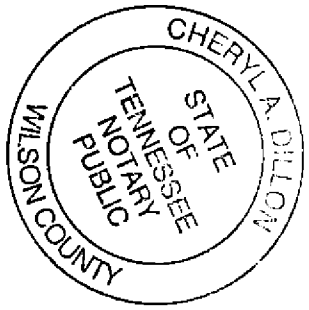
REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

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 September 30, 2026.



_____
NOTARY PUBLIC

My Commission Expires: August 24, 2030

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 September 30, 2026 (date of document).

Affiant Signature

September 30, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

