Karen Johnson Davidson County
Batch# 597569 DEEDWARR
03/22/2021 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20210322-0037673

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Davida Lynn McElrath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Green Hills, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Davida Lynn McElrath	New Owner at	164-10-0B-014.00-CO
(NAME)	(NAME)	
4330 Summercrest Boulevard	Property Address	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kayla Monique Whitfield, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Davida Lynn McElrath, a single woman**, hereinafter called the Grantees, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1208 of Summer Glen Townhomes, Phase 1, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached as Exhibit "B" to and established by Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declaration.

Being part of the same property conveyed to NVR, Inc., a Virginia corporation, by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company, dated September 17, 2018, of record in Instrument No. 20180919-0092929, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kayla Monique Whitfield By Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes dated 02/28/19 recorded 03/01/19, of record in Instrument No. 20190301-0018643, Register's Office for Davidson County, TN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4330 Summercrest Boulevard, Unit 1208, 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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 our hands this 19th day of March, 2021.

Kayla Monique Whitfield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Kayla Monique Whitfield,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of March, 2021.

Notary Public

My Commission Expires: 9-23-24

(SEAL)

ZACHARY HAYS LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Emily Reed, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022