016-22

Karen Johnson Davidson County
Batch# 813782 DEEDWARR
03/02/2022 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20220302-0023579

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th DAY OF Feb, 2022

NOTARY PUBLIC
My Commission expires: 1-19-25

SHEILA K. REBURN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22010014

Address of New Owner
Naveen Sharma and Mona Sharma
4316 Summercrest Boulevard, Unit 1015
Antioch, TN 37013

Send Tax Bills To:
Same

Tax Information:
164-05-0A-064.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Marc Stephen John Richards, unmarried man,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Naveen Sharma and Mona Sharma, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1015 of Summer Glen Townhomes, Phase 2, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached to and shown as Exhibit 2, 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, as amended by the First Supplement to The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, Annexing Phase 2 Property, of record in Instrument No. 20181220-0123931, and amended by the First Amendment to The 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. 20190807-0078437, 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 Declarations.

Being the same property conveyed to Marc Stephen John Richards, unmarried man, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated 02/14/2020 and recorded on 02/18/2020 in Instrument No. 20200218-0017608, Register's Office for Davidson County, Tennessee.

This is property generally located:
4316 Summercrest Boulevard, Unit 1015, Antioch, TN 37013

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. 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. 20180116-0004525, as amended and/or supplemented as Instrument No. 20181220-0123931, Instrument No. 20190807-0078437 (re-recorded in Instrument No. 20190904-0089474), and Instrument No. 20200228-0022465, said Register's Office.
3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20170530-0053248, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20171122-0119988, said Register's Office.

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(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Marc Stephen John Richards** has/have caused this instrument to be executed, this the 18 day of Feb, 2022.

Marc Stephen John Richards

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Marc Stephen John Richards,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 18 day of February, 2022.

My commission Expires: 1/6/2022

NOTARY PUBLIC

ZACHARY F. BRICKNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-6-2022

Certificate of Authenticity

1, KIMBERLY MINTER, 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 July 1, 2021. Document Dated FEBRUARY 18, 2022.

Affiant Signature

Dated 2/18/2022

State of TENNESSEE

County of RUTHERFORD

Sworn to and subscribed before me this 18 day of Feb, 2022

Notary Signature

TERESA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4-17-23

Notary's Seal (if on paper)