Karen Johnson Davidson County
Batch# 917159 DEEDWARR
09/15/2022 02:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,180.30
20220915-0103160

Name and Address of New Owner:
Erica Lynn Cole and Aaron Tyrese Cole
4316 Summercrest Boulevard, 819
Nashville, TN 37013

Send Tax Bills To:
Ascend Federal Credit Union
520 Airpark Dr.
Tullahoma, TN. 37388

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 164 05 0A 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kevin Durrelle Haggard, Jr, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Erica Lynn Cole, and Aaron Tyrese Cole, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 819 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 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, as corrected in Instrument No. 20190904-0089474, and Second 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. 20200228-0022465 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 Kevin Durrelle Haggard, Jr., unmarried, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20200408-0037009, in the Register's Office of Davidson County, Tennessee, dated April 07, 2020 and recorded on April 08, 2020.

This improved property known as 4316 Summercrest Boulevard 819, Nashville, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14 ~~13~~th day of September, 2022.

_____(SEAL)
Kevin Durrelle Haggard, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of September, 2022, before me personally appeared Kevin Durrelle Haggard, Jr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 ~~13~~th day of September, 2022.

_____
Notary Signature
My commission expires: 6.21.25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

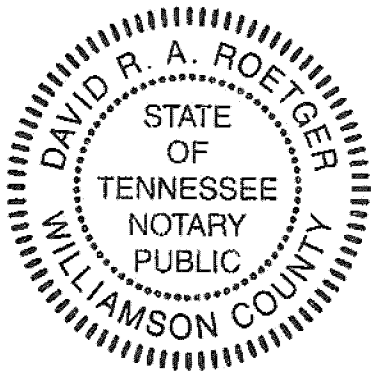
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $319,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of September, 2022.

Notary Public
My commission expires: 6-21-25
File No. 2022-5135-SK



Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 9.14.2022 (date of document).

Affiant Signature

9.14.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 14TH day of SEPTEMBER, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25

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