22 NT 01407

Send Tax Statements To:
New Owner

Karen Johnson Davidson County
Batch# 931904 DEEDWARR
10/20/2022 10:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20221020-0114437

Name and Address of New Owner:
Noora Al Tameemi
4316 Summercrest Blvd
Antioch, TN 37013

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 164-5-A/81CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 of which is hereby acknowledged, the undersigned, **PATRICE HUNTER FORMALLY KNOWN AS PATRICE SIMS AND JASON HUNTER HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto**, NOORA AL TAMEEMI,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 1038, on the plan of Summer Glen Townhomes, Phase 2, Horizontal Property Regime with Private Elements (PUD), as shown on the site plan 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 Number 20180116-0004525 as supplemented 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 Number 20181220-0123931; as 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 Number 20190807-0078437, having been corrected by Instrument Number 20190904-0089474; and further amended by the 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 Number 20200228-0022465, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Patrice Sims, unmarried woman, by deed from NVR Inc., a Virginia Corporation T/A Ryan Homes, dated August 20, 2020, appearing of record in Instrument Number 20200821-0094506, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to 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 Number 20180116-000452, as supplemented 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 Number 20181220-0123931; as 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 Number 20190807-0078437, having been corrected by Instrument Number 20190904-0089474; and further amended by the 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 Number 20200228-0022465; Sumer Glen Townhomes Owner's Association, Inc. Charter of record in Instrument Number 20180116-0004507; By Laws of Sumer Glen Townhomes Owner's Association, Inc. of record in Instrument Number 201820116-0004525; Easement for Sewer in Instrument Number 20020823-0102072 and in Instrument Number 20030923-0140661; Pubic Utilities Easement of record in Instrument Number 20020828-0104004; Maintenance obligations to common areas of Summerfield of record in Instrument Number 20010308-0021946; Access, Amenities, and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement of record in Instrument Number 20161230-0137500; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 2017530-0053248; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances in Instrument Number 20171122-0119988; and to any and all matters shown on said plat and survey of record all of said Register's Office.

Jason Hunter joins herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to the Grantee, any and all rights, title and interest he may have in the property, whether arising by virtue of marriage or otherwise.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **NOORA AL TAMEEMI,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 18th day of October, 2022.

Patrice Hunter formally known as Patrice Sims

Patrice Hunter formally known as
Patrice Sims

Jason Hunter

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Patrice Hunter formally known as Patrice Sims and Jason Hunter, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 18th day of October, 2022.

NOTARY PUBLIC
My Commission Expires: 11/22/2025

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

202210200114437

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, 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 18th day of October, 2022.

NOTARY PUBLIC
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Tennessee Certification of Electronic Document

I, Beth Warner 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 10/18/2022 (date of document).

Affiant Signature

10/20/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20 of Oct., 2022.

(SEAL)

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Kristin James
Notary's Signature
My Commission Expires: