WARRANTY DEED

Karen Johnson Davidson County
Batch# 935587 DEEDWARR
10/31/2022 10:02:30 AM 4 pgs
Fees: $23.00 Taxes: $1,158.10
20221031-0117214

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 2022

Notary Public

MY COMMISSION EXPIRES: 3/3/24

(AFFIX SEAL)

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

MST 2022-1477

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Victoria Donato	New Owner	164-05-0A-076.00-CO
(NAME)	(NAME)	
4316 Summercrest Boulevard #1028		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Cody Garrett DeBord, and Cortney Nicole Cobb n/k/a Cortney Nicole DeBord, husband and wife, tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine Victoria Donato,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 1028 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 Supplement 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; 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 No. 20190807-0078437, having been corrected by Instrument No. 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 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 Cody Garrett DeBord, unmarried, and Cortney Nicole Cobb, unmarried, tenants in common with right of survivorship by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200604-0057572 Register's Office for Davidson County, Tennessee, dated June 03, 2020 and recorded on June 04, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien now due and payable but not delinquent. Taxes for the year 2023, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180116-0004525 and Instrument No. 201812200123931, First Amendment to The Declaration of Covenants Conditions and Restriction for Summer Glen Town Homes, a Townhome Planned Unit Development Instrument No. 20190807-0078437and Instrument 20190904-0089474,Second Amendment in Instrument No. 20200228-0022465 Register's Office for Davidson County, Tennessee. By-Laws for Summer Glen Townhomes Owners' Association, Inc., attached as Exhibit "C" to the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20180116-0004525, Register's Office for Davidson County, Tennessee. Charter of record in Instrument Number 20180116-0004507, in the Register's Office for Davidson County, Tennessee. Sewer Easements of record in Instrument Number 20020823-0102072 and Instrument No. 20030923-0140664, in the Register's Office for Davidson County, Tennessee. Public Utilities Easement of record in Instrument Number 20020828-0104004, in the Register's Office for Davidson County, Tennessee. Maintenance obligations with respect to the common areas of Summerfield of record in Instrument Number 20010308-0021946, in the Register's Office for Davidson County, Tennessee. Access, Amenities, and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement of record in Instrument Number 20161230-0137500, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20171122-0119988, in the Register's Office for Davidson County, Tennessee. Stormwater Facilities and Systems of record in Instrument Number 20170530-0053248, in the Register's Office for Davidson County, Tennessee.

This property, known as 4316 Summercrest Boulevard #1028, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 27th DAY OF OCTOBER, 2022.

Cody Garrett DeBord

Cortney Nicole DeBord

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Cody Garrett DeBord, unmarried, and Cortney Nicole Debord 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.

Witness my hand and official seal at office, this 27th day of October, 2022.

Notary Public

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
(SEAL)
Williamson County

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 10/27/22 (date of document).

Regina Sullo
Affiant Signature

10/31/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31 day of October, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

