This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 955308 DEEDWARR
12/27/2022 01:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,121.10
20221227-0132656

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $303,000

Affiant Signature

Subscribed and sworn to before me on this the 16th Day of Dec, 2022.

Notary Public

My Commission expires 7 / 7 / 2025

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

NAME AND ADDRESS OF PROPERTY OWNER:
Luis Lopez Castaneda and Johanna Azucena Godinez Gaitan
1118 Phelissa Drive
La Vergne, TN 37086

SEND TAX BILLS TO:
Luis Lopez Castaneda and Johanna Azucena Godinez Gaitan
1118 Phelissa Drive
La Vergne, TN 37086

MAP AND PARCEL NUMBER: 164100B01500CO

WARRANTY DEED
22NT01605

Effective the 16th Day of Dec, 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jessica Leanne Wood and Christian Everett Wood, Wife and Husband

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Robert Reyes and Marina Reyes, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

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. 1209 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.

This conveyance is made subject to:
a. Taxes and assessments for the year 2019, and subsequent years, not yet due and payable. Taxes for the year 2019 have been prorated between the parties.
b. All matters shown on the Site Plan attached as Exhibit "B" 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. 20180116-0004525, Register's Office for Davidson County, Tennessee.
c. 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.
d. Charter for Summer Glen Townhomes Owner's Association, Inc. of record in Instrument No. 20180116-0004507, Register's Office for Davidson County, Tennessee.

e. By-Laws for Summer Glen Townhomes Owner's 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.
f. Sewer Easements of record in Instrument No. 20020823-0102072 and Instrument No. 20030923-0140664, Register's Office for Davidson County, Tennessee.
g. Public Utilities Easement of record in Instrument No. 20020828-0104004, Register's Office for Davidson County, Tennessee.
h. Maintenance obligations with respect to the common areas of Summerfield of record in Instrument No. 20010308-0021946, Register's Office for Davidson County, Tennessee.
i. Access, Amenities, and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement of record in Instrument No. 20161230-0137500, Register's Office for Davidson County, Tennessee.
j. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170530-0053248, Register's Office for Davidson County, Tennessee.
k. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20171122-0119988, Register's Office for Davidson County, Tennessee.
I. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
m. Subject to rights of others in and to common areas/elements.
n. Subject to lien for special assessments contained in DCCR's/Master Deed.
o. All other easements and restrictions of record.
All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

Being the same property as conveyed to Jessica Leanne Wood and Christian Everett Wood, Wife and Husband by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes dated 03/25/2019 recorded 03/26/2019 in Book NA, Page NA, as Document Number 20190326-0027024, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 4330 Summercrest Blvd Unit 1209, 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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 16 day of December 2022

Jessica Leanne Wood

Jessica Leanne Wood

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jessica Leanne Wood,** the within named bargainer, 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, at office, this 16 day of December 2022

Notary Public

My Commission expires: 9/2/24

STATE OF TENNESSEE NOTARY PUBLIC

Christian Everett Wood

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Christian Everett Wood,** the within named bargainer, 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, at office, this 16 day of December 2022.

Notary Public

My Commission expires: 9/2/24.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Katrina Hoff 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 12/16/22 (date of document).

Affiant Signature

12/27/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th of December, 2022.

(SEAL)

Notary's Signature
My Commission Expires:

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

202212270132656