WARRANTY DEED

Karen Johnson Davidson County
Batch# 1013889 DEEDWARR
06/12/2023 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230612-0044433

STATE OF PENNSYLVANIA
COUNTY OF CENTRE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0235

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Akintunde Ogunyemi and Olaoluwa Ogunyemi	New Owner	Map: 164050A02200CO
(NAME) 4316 Summercrest Blvd. Unit 808	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THOUSAND AND NO/100 DOLLARS ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SABRINA LEE CREWS, UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AKINTUNDE AYODELE OGUNYEMI AND OLAOLUWA MARGARET OGUNYEMI, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 808 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, corrected in Instrument No. 20190904-0009474, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complere 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 Sabrina Lee Crews, unmarried woman, by deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20190828-0086590, dated August 27, 2019, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) Charter for Summer Glen Townhomes Owners Association of record in Instrument No. 20180116-0004507, in the Register's Office for Davidson County, Tennessee; (3) Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20171122-0119988, in the Register's Office for Davidson County, Tennessee; (4) Restriction for Storm Water Facilities and Systems of record in

Instrument No. 20170530-0053248, in the Register's Office for Davidson County, Tennessee; (5) Maintenance of common areas of record in Instrument No. 20010308-0021946, in the Register's Office for Davidson County, Tennessee; (6) Access, Amenities and Drainage Easement and Maintenance Agreement of record in Instrument No. 20161230-0137500, in the Register's Office for Davidson County, Tennessee; (7) Public Utilities Easement of record in Instrument No. 20020828-0104004, in the Register's Office for Davidson County, Tennessee; (8) Sewer Easement of record in Instrument No. 20020823-0102072 and Instrument No. 20030923-0140664, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20180116-0004525, amended in Instrument No. 20181220-0123931, Instrument No. 20190807-0078437, Instrument No. 20190904-0089474, Instrument No. 20200228-0022465, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 4316 Summercrest Blvd. Unit 808, Antioch, TN 37013
(House No.) (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 our hands this 2nd day of June, 2023.

Sabrina Lee Crews

STATE OF PENNSYLVANIA
COUNTY OF CENTRE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sabrina Lee Crews, 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 this, 2nd day of June, 2023.

My Commission Expires: 10/14/2024

Notary Public

Commonwealth of Pennsylvania - Notary Seal
VICKEY J EMEL - Notary Public
Centre County
My Commission Expires October 14, 2024
Commission Number 1383644

Certificate of Authenticity

I, Joshua A. Terry, 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 6/2/2023.

Affiant Signature – Joshua A. Terry

6/7/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/7/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE NOTARY PUBLIC
My Comm. Exp. September 28, 2026
COUNTY OF WILLIAMSON