Name and Address of New Owner:
Kejuana McCutcheon and Maurice Brown
4316 Summercrest Blvd., Unit 907
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1035177 DEEDWARR
08/07/2023 10:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20230807-0060855

Send Tax Bills To:
New Owners

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 164050A04600CO

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, **Raven Symone Thompson, a single woman, and Elonnie Fanniccoelle Woodard, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kejuana McCutcheon and Maurice Brown, as joint tenants with right of survivorship** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 907 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 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 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 Raven Symone Thompson, a single woman, and Elonnie Fanniccoelle Woodard, a single woman by Special Warranty Deed dated June 26, 2020, from NVR, Inc., a Virginia Corporation T/A Ryan Homes, recorded June 29, 2020, in Instrument Number 20200629-0070048, in the Official Records of Davidson County, Tennessee. Scrivener's Affidavit to correct vesting filed for record in Instrument Number 20200724-0081636, said Register's Office.

EFFECTIVE DATE OF THIS DEED IS: Aug 4, 2023

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 26th day of July, 2023.

(SEAL)
Raven Symone Thompson

(SEAL)
Elonnie Fanniccoelle Woodard

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4316 Summercrest Blvd., Unit 907 Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 26th day of July, 2023, before me personally appeared Raven Symone Thompson and Elonnie Fanniccoelle Woodard, 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 26th day of July, 2023.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

AFFIDAVIT OF VALUE

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 $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.

Raven Symone Thompson

Elonnie Fanniccoelle Woodard

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 26th day of July, 2023.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

Certificate of Authenticity

I, Drusilla Bryant, 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 8-4-23.

Drusilla Bryant
Affiant Signature

8-4-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4th day of July, 23.

Notary's Signature

My Commission Expires: _____

Notary's Seal

