THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240447501



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $304,900.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2024.

Notary Public
My Commission Expires: 5-5-25

Karen Johnson
Batch # 1130696
05/03/2024 08:21 AM
Fees: $13.00 Taxes: $1,128.13

Davidson County
DEEDWARR
2 pgs

20240503-0032669

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chadwick Lyons 4316 Summercrest Blvd, 1022 Antioch TN 37013	New Owner	Tax Parcel ID No. 164 05 0A 071.00

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, Michelle Lee-Jacobs and Pierre Jacobs, wife and husband, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Chadwick Lyons, unmarried, ("Grantees"), his heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1022 of SUMMER GLEN TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing SUMMER GLEN TOWNHOMES, a Horizontal Property Regime, of record in Instrument Number Instrument No. 20180116-0004525, First Supplement recorded in Instrument No. 20181220-0123931, as Amended in Instrument No. 20190807-0078437, Instrument No. 20190904-0089474 and Instrument No. 20200228-0022465, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Michelle Lee-Jacobs and Pierre Jacobs, wife and husband, by Special Warranty Deed from Zillow Homes Property Trust, a Delaware Statutory Trust, of record in Instrument No. 20211029-0145581, in the Register's Office of Davidson County, Tennessee, dated October 19, 2021 and recorded on October 29, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180116-0004525, First Supplement recorded in Instrument No. 20181220-0123931, as Amended in Instrument No. 20190807-0078437, Instrument No. 20190904-0089474 and Instrument No. 20200228-0022465.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20010308-0021946.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20170530-0053248.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20020823-0102072; Instrument No. 20030923-0140664 and Instrument No. 20171122-0119988.

Easement for Public Utilities Including Sidewalks, recorded in Instrument No. 20020828-0104004.

Easement for Access, Amenities, and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement, recorded in Instrument No. 20161230-0137500.

This is improved property located at 4316 Summercrest Blvd, 1022 Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors warrant that this instrument is effective as of the 30th day of April, 2024.

Michelle Lee-Jacobs

Pierre Jacobs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle Lee-Jacobs and Pierre Jacobs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2024.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024