THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 240547876**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $315,000.00. Madeline R Caldwell Affiant Subscribed and sworn to before me, this 15th day of July, 2024. Lindsay B. Fattal Notary Public My Commission Expires: _____

LINDSAY B FATTAL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

Karen Johnson
Batch # 1158595
07/16/2024 02:28:48 PM
Fees: $13.00 Taxes: $1,165.50

Davidson County
DEEDWARR
2 pgs

20240716-0053490

WARRANTY DEED

Address New Owner: Madeline Rose Caldwell 4316 Summercrest Blvd Unit 204 Nashville TN-37013	Send Tax Bills To: ~~New Owner~~ Summit Funding 2135 Butano Dr. #150 Sacramento, CA 95825	Tax Information: Tax Parcel ID No. 164-06-0A-015.00-CO

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, **Nicholas Hodges, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Madeline R. Caldwell, an unmarried woman,** ("Grantees"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, and being all of Unit Nos. 15, Autumn Glen, Section 1, Phase 2, according to Master Deed of record in Instrument 20030929-0143614, as amended in Instrument 20101229-0103591, and Instrument 20170510-0046473 in the Register's Office for Davidson County, Tennessee, as shown on survey and plat of same appearing of record as Exhibit B in Instrument Number 20170510-0046473 and amended in Instrument No. 20230404-0024572 said Register's Office, to which plat reference is hereby made for a more accurate and complete description of said Units, together with all limited common elements and common elements for said Units.

Being the same property conveyed to Nicholas Hodges, a single man by Warranty Deed from Dedric Jones and Amber Jones, husband and wife of record in Instrument No. 20230127-0006301 Register's Office for Davidson County, Tennessee, dated January 25, 2023 and recorded on January 27, 2023.

Chelsea Hodges joins in this conveyance for the purpose of conveying all right, title, and interest she may have in and to the above described property as spouse of Nicholas Hodges.

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.

Subject to all matters shown on the Plan of record as Instrument Number 20020926-0117438, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030929-0143614, as amended of record in 20101229-0103591, Instrument Number 20170510-0046473, and Instrument No. 20230404-0024572, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-TAC-24-4316-204

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11588, Page 484 and Book 11669, Page 376 and Instrument Number 20010308-0021946, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By Laws of record in Book 11648, Page 662, in the Register's Office for Davidson County, Tennessee.

Quitclaim Assignment of Developer's Rights of record in Instrument Number 20161229-0136918, in the Register's Office for Davidson County, Tennessee.

Dedication of Easement of record in, Instrument Number 20020828-0104004, Register's Office for Davidson County, Tennessee.

Easement of record in, Instrument Number 20021211-0153095, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in, Instrument Number 20020823-0102072 and Instrument Number 20030923-0140664, 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.

Restrictive Covenants for Detached Structure of record in Instrument Number 20180312-0022940, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4316 Summercrest Blvd Unit 204 Nashville 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 15th day of July, 2024.

Nicholas Hodges

Chelsea Hodges

STATE OF ~~TENNESSEE~~ LOUISIANA-STW)
COUNTY OF ~~DAVIDSON~~ CADDO-STW)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas Hodges and Chelsea Hodges, 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 18th 2-STW day of July, 2024.

Notary Public STEVEN T WILKINS
My Commission Expires: UPON MY DEATH

OFFICIAL SEAL
STEVEN T WILKINS
NOTARY ID # 169765
STATE OF LOUISIANA
PARISH OF BOSSIER
My Commission is for Life