Karen Johnson Davidson County
Batch# 1161370 DEEDWARR
07/24/2024 03:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20240724-0056010

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 2600 Dallas Parkway Suite 101 Frisco, TX 75034 894639 2024-17265 Leslie Wei	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $ 229,999 Affiant Subscribed and sworn to before me, this the 23rd day of July, 2024. Notary Public My commission expires: 9/8/25 (Affix Seal)

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER: Trautell Knight	SEND TAX BILLS TO: Fairway Mortgage
NAME: 4316 Summercrest Blvd 705	NAME: 4201 Marsh Lane
STREET ADDRESS: Antioch TN 37013	STREET ADDRESS: Carrollton TX 75007
MAP & PARCEL NO.: 164-05-0A-0005.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jonica Cowan, an unmarried person hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Trautell Knight, an unmarried man,

hereinafter called Grantee, his/her ~~heirs~~ and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit "A"

Being the same property conveyed to Jonica Cowan by Deed dated June 14, 2019 from NVR, Inc., a Virginia Corporation T/A Ryan Homes, recorded June 17, 2019, in Instrument Number 20190617-0057835, in the Official Records of Davidson County, Tennessee.

This is improved property known as: 4316 Summercrest Blvd., Unit #705, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 20 day of June, 2024.

x Jonica Cowan
Jonica Cowan

State of Tennessee }
County of Rutherford } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jonica Cowan, single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 20th day of June, 2024.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

TOYIA R BERNALES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My commission expires 02/24/2026

Exhibit "A"
Property Description

Land in Davidson County, Tennessee, being Unit No. 705 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, 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 Jonica Cowan, unmarried woman by Special Warranty Deed from NVR, Inc., a Virginia corporation T/A Ryan Homes of record in Instrument No. 20190617-0057835 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 17, 2019.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 23, 2024.

J. Carlton Drumwright

July 23, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 23, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY