Karen Johnson Davidson County
Batch# 1192769 DEEDWARR
10/11/2024 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,102.60
20241011-0078995

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00.

S. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF OCTOBER, 2024.

Ashlee D Page
Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Unit 16, Murfreesboro, TN 37129

File No.: 1024-070

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP/PARCEL NO(S).
Shatika Brown	Shatika Brown	164-05-0A-039.00-CO
(NAME)	(NAME)	
4316 Summercrest Boulevard	4316 Summercrest Boulevard	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SHELBY LOUISE MCCARTHY, UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHA'TIKA SHAVON BROWN, UNMARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 825 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. 20190940089474; and further amended by the Second Amendment to The Declaration of Covenants conditions and Restriction 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 Shelby Louise McCarthy, unmarried woman by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200505-0046723 Register's Office for Davidson County, Tennessee, dated May 1, 2020 and recorded on May 5, 2020.

This conveyance is made subject to Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180116-0004525 and Instrument No. 20181220012393I, First Amendment to The Declaration of Covenants Conditions and Restriction for Summer Glen Town Homes, a Townhome Planned Unit Development Instrument No. 20190807-0078437 and Instrument 20190904-0089474, and Second Amendment to The Declaration of Covenants Conditions and Restriction for Summer Glen Town Homes, a Townhome Planned Unit Development Instrument No. 20200228-0022465; By-Laws for Summer Glen Townhomes Owener's Association, Inc., attached as Exhibit "C" to the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20180116-0004525; Charter of record in Instrument Number 20180116-0004507; Sewer Easements of record in Instrument Number 20020823-0102072 and Instrument No. 20030923-0140664; Public Utilities Easement of record in Instrument Number 20020828-0104004; Maintenance obligations with respect to the common areas of Summerfield of record in Instrument Number 20010308-0021946; Access, Amenities, and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement of record in Instrument Number 20161230-0137500; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20171122-0119988; Stormwater Facilities and Systems of record in Instrument Number 20170530-0053248; Quitclaim Deed for Common Areas of record in Instrument Number 20240306-0015431; Quitclaim Deed for Common Areas of record in Instrument Number 20240306-0015431; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; Subject to rights of others in and to the common areas and/or elements; all of said Register's Office.

This is improved ✠ property, known as 4316 Summercrest Boulevard, 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 9 day of October, 2024.

Shelby Louise McCarthy

Shelby Louise McCarthy

MICHIGAN J-G MACOMB J.G.

STATE OF ~~TENNESSEE~~ COUNTY OF ~~DAVIDSON~~

On this 09 day of October, 2024, before me personally appeared Shelby Louise McCarty, 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 (or person's) free act and deed.

J. Gardner

Notary Public
Printed Name: J. GARDNER
My Commission Expires: MAY 14 2030

J GARDNER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires May 14, 2030
Acting in the County of MACOMB

Certificate of Authenticity

I, Holly A. Mason, 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 October 10 2024.

Affiant Signature

10/10/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of October 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026