WARRANTY DEED

Karen Johnson
Batch # 1198849
10/30/2024 03:07:14 PM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20241030-0083750

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julian Navarro and Cynthia Navarro	**Primis Mortgage Company**	
(NAME)	(NAME)	**164-10-0B-015.00-CO**
4330 Summercrest Blvd #1209	**5535 Currituck Dr.**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Wilmington, NC 28405**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT REYES AND MARINA GRINGET REYES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIAN NAVARRO AND CYNTHIA NAVARRO, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1209 of Summer Glen Townhomes, Phase 1, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached as Exhibit "B" to and 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, 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 Declaration.

Being the same property conveyed to Robert Reyes and Marina Reyes, husband and wife by Warranty Deed from Jessica Leanne Wood and Christian Everett Wood, wife and husband of record in Instrument No. December 16, 2022 Register's Office for Davidson County, Tennessee, dated December 27, 2022 and recorded on 20221227-0132656.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20180116-0004525 and Instrument No. 201812200123931, 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, Register's Office for Davidson County, Tennessee.
- 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, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20180116-0004507, in the Register's Office for Davidson County, Tennessee.
- Sewer Easements of record in Instrument Number 20020823-0102072 and Instrument No. 20030923-0140664, in the Register's Office for Davidson County, Tennessee.
- Public Utilities Easement of record in Instrument Number 20020828-0104004, in the Register's Office for Davidson County, Tennessee.
- Maintenance obligations with respect to the common areas of Summerfield of record in Instrument Number 20010308-0021946, in the Register's Office for Davidson CountyTennessee.
- 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.

- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20171122-0119988, in the Register's Office for Davidson County, Tennessee.
- Stormwater Facilities and Systems of record in Instrument Number 20170530-0053248, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Areas of record in Instrument Number 20240306-0015431, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4330 Summercrest Blvd #1209, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 28th DAY OF OCTOBER, 2024.

Robert Reyes by Paul Hinman as Attorney in fact
Robert Reyes
by Paul Hinman as Attorney-in-fact

Marina Gringet Reyes by Paul Hinman as Attorney in fact
Marina Gringet Reyes
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ROBERT REYES AND MARINA GRINGET REYES, and who acknowledged he/she/they executed the same as the free act and deed of the said ROBERT REYES AND MARINA GRINGET REYES.

Witness my hand and official seal, this the 28th of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212