This instrument prepared by
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
210 Robert Rose Drive, Suite B
Murfreesboro, TN 37129
File Number: 2-23561-MC

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-24-4316-1026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $315,000 00

Affiant

Subscribed and sworn to before me, this the 16th day of December, 2024.

Notary Public
My Commission Expires 5-5-25

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Karen Johnson
Batch # 1220016
12/26/2024 12 57 28 PM
Fees $13 00 Taxes $1,165 50

Davidson County
DEEDWARR
2 pgs

20241226-0099837

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Abimbola Cecilia Olarubofin and Oluwafemi Adebayo Olarubofin 4316 Summercrest Boulevard, #1026 Nashville, TN 37013	SAME AS NEW OWNER	164 05 0A 075 00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jeanette Tlucek, an unmarried woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Abimbola Cecilia Olarubofin and Oluwafemi Adebayo Olarubofin, wife and husband,** hereinafter called the Grantee(s), his/her/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. 1026 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 20190904-0089474; and further amended by the Second 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 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 JEANETTE TLUCEK, an unmarried woman, by Special Warranty Deed from NVR, INC., a Virginia Corporation T/A RYAN HOMES, of record in Instrument No. 20200604-0057577, in the Register's Office for Davidson County, Tennessee, dated June 3, 2020, and recorded on June 4, 2020

This is ☒ improved or ☐ unimproved property located at **4316 Summercrest Boulevard, #1026, Nashville, TN 37013**.

This conveyance is made subject to 1) Property taxes for the year 2025, and thereafter, a lien not yet due and payable The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes, 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions, and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of December, 2024.

GRANTOR:

Jeanette Tlucek

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jeanette Tlucek,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 13th day of December, 2024

Notary Public
My Commission expires 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026