Karen Johnson Davidson County
Batch# 1277471 DEEDWARR
05/27/2025 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $976.43
20250527-0041271

WARRANTY DEED

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,900.00

Lindsay DeReder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF MAY, 2025.

Sheila K Reburn
Notary Public

MY COMMISSION EXPIRES: 12-2-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Fox	New Owner	
(NAME) 4316 Summercrest Blvd	(NAME)	164060A03400CO
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Anne Alldredge, who acquired title as Anne Allredge, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sandra Fox** , HEREINAFTER CALLED THE GRANTEE, 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 all of Unit No. 34, Garden Home Area A, together with garage Unit #8, all as shown on the Final Plat of Autumn Glen, Section I, a condominium regime, as shown by plat appearing of record in Instrument No. 20020926-0017438, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

For informational purposes only: Together with Garage Unit #8, according and subject to Amended and Restated Master Deed of record in Instrument No. 20030929-0143614.

Being the same property conveyed to Anne Allredge by Warranty Deed from Ronald R. Barnes and wife, Wilma L. Barnes of record in Instrument No. 20150625-0061267 Register's Office for Davidson County, Tennessee, dated June 3, 2015 and recorded on June 25, 2015. See also Scrivener's Affidavit of record in Instrument No. 20250528-0040513, Register's Office for Davidson County, Tennessee.

Amended and Restated Master Deed of record in Instrument No. 20030929-0143614; Charter of Homeowners' Association of record in Instrument No. 20010912-0099442; Easement for Ingress/Egress of record in Instrument No. 20021211-0153095; Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances Easement of record in Instrument No. 20020823-0102072 and in Instrument No. 20030923-0140664; Easement for public utilities, including sidewalks of record in Instrument No. 20020828-0 I 04004; Right to Use Common Area and Maintenance Agreement of record in Instrument No. 200 I 0308-0021946; all matters shown on plat of record in Instrument No. 20020926-0117438; all in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4316 Summererest Blvd #501 Antioch, TN 37013
(House Number) (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 my hand this 23rd day of May, 2025.

Anne Alldredge

Anne Alldredge

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me via audio visual communication, a Notary Public in and for said State and County, duly commissioned and qualified, **Anne Alldredge**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of May, 2025.

Notarized online using audio-video communication

Matt Deckard

Notary Public
My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Tennessee Certification of Electronic Document

I, Katelyn Seng, 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 5-23-25 (date of document)

Affiant Signature

5-27-25
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 27th day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

