This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24383-RR

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2025.

Notary Public
My Commission Expires: _____

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1298299 DEEDWARR
07/16/2025 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20250716-0056311

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth Sims 4316 Summercrest Boulevard #902 Nashville, TN 37013	Churchill Mortgage Corp. 1749 Mallory Lane #100 Brentwood, TN 37027	164-05-0A-041-00

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, **Inesa Jorgali and Mirgen Bushati, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Sims, an unmarried woman**, 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. 902 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 Inesa Jorgali and Mirgen Bushati, wife and husband, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20200909-0102539, Register's Office for Davidson County, Tennessee, dated September 8, 2020 and recorded on September 9, 2020.

This is improved property located at: **4316 Summercrest Boulevard, 902, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 8th day of July, 2025.

GRANTOR:

Inesa Jorgali

Mirgen Bushati

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Inesa Jorgali and Mirgen Bushati, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of July, 2025.

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/4/2027

202507160056311

Certificate of Authenticity

I, Celia Stewart Rouse, 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 7/8/25.

Celia Stewart Rouse
Affiant Signature

7/8/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 8th day of July, 2025.

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY