Karen Johnson Davidson County
Batch# 1329474 DEEDWARR
10/02/2025 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20251002-0078488

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/4/27 (AFFIX SEAL)

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/04/2027 COUNTY OF DAVIDSON

JM-C-25-4316

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)
Fernando Romani	**Same As New Owner**	
(NAME) **4316 Summercrest Blvd #1011**	(NAME) 4316 Summercrest Blvd. 1011	**164-05-0A-060.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Antioch TN 37013	
(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, **CALEB BELL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FERNANDO ROMANI, A MARRIED MAN,** 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. 1011 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 amended 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 and 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, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Caleb Bell, unmarried man by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200127-0009143 Register's Office for Davidson County, Tennessee, dated January 24, 2020 and recorded on January 27, 2020.

The said Caleb Bell has since married Savannah Bell.

This conveyance is subject to:
- Taxes for the year 2025 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: **4316 Summercrest Blvd #1011, 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 26th DAY OF SEPTEMBER, 2025.

Caleb Bell

Savannah Bell

Savannah Bell, spouse of Caleb Bell, hereby joins in this conveyance and does transfer and convey any and all marital interest Savannah Bell may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALEB BELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAVANNAH BELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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

True Copy Certification

I, Yvette Meldrum, 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 September 26, 2025.

Signature
September 26, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 26, 2025

Notary's Signature

My Commission Expires: 10/4/27

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON