This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-7033-AJ

Karen Johnson Davidson County
Batch# 1332061 DEEDWARR
10/08/2025 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20251008-0080447

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2025.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary E. Summers, Odie Summers, and Niki Summers 147 Canton Court Goodlettsville, TN 37072	AHL Funding d/b/a The Mortgage Lenders 4 Park Plaza Irvine, CA 92614	026 06 0A 067.00-CO

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Dustin C. White and Erica L. White, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Mary E. Summers, an unremarried widow, Odie Summers, a single man, and Niki Summers, a single woman, as joint tenants with full rights of survivorship** (individually and collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, State of Tennessee, being Unit Number 57, of THE TOWNHOMES AT WINDSOR GREEN, PHASE I, SECTION 3, as shown on Instrument Number 20040109-0003983 and Instrument Number 20041112-0136380, both in Register's Office of Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Erica L. White and Dustin C. White, Wife and Husband, by Warranty Deed from First Services Corp. of Dickson Inc., a Tennessee Corporation, of record in Instrument No. 20200625-0068724, in the Register's Office of Davidson County, Tennessee, dated June 24, 2020 and recorded on June 25, 2020.

This is improved property located at: **147 Canton Court, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the 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 Grantee, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of 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 7th day of October, 2025.

GRANTOR:

Dustin C. White

Erica L. White

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dustin C. White and Erica L. White, 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.

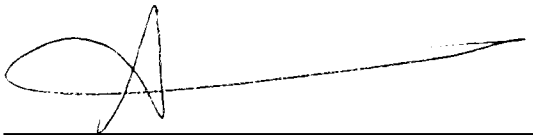
WITNESS my hand and seal at office this 7th day of October, 2025.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 10/07/2025.



Affiant Signature

10/08/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10/08/2025.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal