This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-7129-SL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $292,500.00.

David R Douthit
Affiant

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

Notary Public
My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Karen Johnson
Batch # 1332388
10/09/2025 02 14 32 PM
Fees $13 00 Taxes $1,082 25

Davidson County
DEEDWARR
2 pgs

20251009-0080902

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David R Douthit 4316 Summercrest Blvd. Unit 1020 Nashville, TN 37013	Churchill Mortgage 1749 Mallory Lane, Ste 100 Brentwood, TN 37027	164 05 0A 069 00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Lawrence James Banks and Michelle Renee Roby-Banks, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **David R. Douthit, an unmarried man** (individually and/or collectively, "Grantee"), 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. 1020 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 Michelle Renee Roby-Banks and Lawrence James Banks, wife and husband, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20200317-0029373, in the Register's Office of Davidson County, Tennessee, dated March 13, 2020 and recorded on March 17, 2020.

This is improved property located at: **4316 Summercrest Boulevard Unit 1020, 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 the 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 Grantee, their heirs and assigns forever, and I/we do covenant with the said Grantee 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 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, 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 7th day of October, 2025

GRANTOR

Lawrence James Banks

Michelle Renee Roby-Banks

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lawrence James Banks and Michelle Renee Roby-Banks, 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

Notary Public
My Commission expires 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY