Karen Johnson Davidson County
Batch# 1335373 DEEDWARR
10/17/2025 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20251017-0082905

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Linda Summers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

W-C-25-5601-144

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)
Daniel Summers and Linda Summers	new owner	
(NAME)	(NAME)	**160-15-0C-031.00-CO**
5601 Cloverland Drive Unit 144		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **CINDY LEE MILLER, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL SUMMERS AND LINDA SUMMERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **WILLIAMSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 144 in Cloverland Hall, a A certain condominium located in Davidson County, Tennessee, being Unit No. 144 in Cloverland Hall, a View Road, Brentwood, Davidson County, Tennessee, as shown on the plat of Cloverland Hall, recorded in Instrument No. 20021101-0134432, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, to which document reference is hereby made.

Being the same property conveyed to Cindy Lee Miller by Warranty Deed from Daniel Lehmann and Becky Lehmann, husband and wife of record in Instrument No. 20200527-0054623 Register's Office for Davidson County, Tennessee, dated May 22, 2020 and recorded on May 27, 2020.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20021101-0134432, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Cloverland Hall of record in Instrument Number 20021105-0135643 and Amendment to the By-Laws of Cloverland Hall Instrument No. 20210727-0100859, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20090714-0065770, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20210825-0114592, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Drainage in Instrument 20020925-0116817, Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities in Book 7868, page 956, 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: **5601 Cloverland Drive Unit 144, Brentwood, Tennessee 37027**.

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 15th DAY OF OCTOBER, 2025.

Cindy Lee Miller

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CINDY LEE MILLER, 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 15th of October, 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

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10-15-2025.

Date

Affiant Signature

10-15-2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of October, 2025.

Notary's Signature

My Commission Expires: January 31st/ 2026
Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON