Karen Johnson Davidson County
Batch# 1349371 DEEDWARR
11/21/2025 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20251121-0093059

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-21-26
(AFFIX SEAL)

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Alissa M. White and Montavius D. Akins	NEW OWNER	163020C31300
(NAME)	(NAME)	
1382 Rural Hill Road #313		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Karen Wells, an unmarried person**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Alissa M. White and Montavius D. Akins, wife and husband**, hereinafter called the GRANTEE(S), 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. 313, on the Plan of AUTUMN RIDGE TOWNHOMES, PHASE 2, filed as Exhibit to and established by, the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295 and Scrivener's Affidavit recorded in Instrument No. 20110609-0044167 and Assignment of Declarant's Rights and Developer's Rights recorded in Instrument No. 20120924-0086420, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common areas/elements appurtenant to said Unit as set forth in said Master Deed, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Karen Wells, an unmarried person, by Special Warranty Deed from Zillow Homes Property Trust, a Delaware Statutory Trust, of record in Instrument No. 20210928-0130098, in the Register's Office of Davidson County, Tennessee, dated August 23, 2021, and recorded on September 28, 2021.

This conveyance is subject to: Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing AUTUMN RIDGE TOWNHOMES, A HORIZONTAL PROPERTY REGIME (WITH PRIVATE ELEMENTS) of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295 and Scrivener's Affidavit recorded in Instrument No. 20110609-0044167 and Assignment of Declarant's Rights and Developer's Rights recorded in Instrument No. 20120924-0086420; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the

land embracing the regime and building thereon; Easement for Temporary Construction, recorded in Book 9340, Page 316 and Book 9392, Page 520; Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20040910-0109391; Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20050509-0052192, Instrument No. 20050509-0052194 and Instrument No. 20050509-0052195; Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050414-0041609 and Instrument No. 20070723-0087024; Charter and By Laws for Autumn Ridge Townhomes Homeowners Association recorded as Instrument No. 20190430-0039843 and Amendment to the By-Laws recorded as Instrument No. 20200604-0057626; Rules and Regulations recorded as Instrument No. 20160316-0025177, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1382 Rural Hill Road #313, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Effective the 20th day of November, 2025.

Karen Wells

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of November, 2025, before me personally appeared Karen Wells, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 6/22/28

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

I, Kirsten Virden, 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 11-20-25 (date of document).

Kirsten Virden

Affiant Signature

Date: 11-20-25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of November, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

