Karen Johnson Davidson County
Batch# 1351404 DEEDWARR
11/26/2025 10:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,637.25
20251126-0094412

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38949-10-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $442,500.00. Affiant Subscribed and sworn to before me this 24th day of November, 2025. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Dustin G. Summers, Paige H. Summers 7400 Rolling River Parkway Nashville, TN 37221	**Send Tax Bills To:** Legacy Home Loans, LLC dba Steadfast Mortgage 408 HWY 76 White House, TN 37188	**Tax Information:** Map and Parcel No.: 141150B00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cindy Michelle Williams and husband, Michael David Hite** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dustin G. Summers and Paige H. Summers, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7400 Rolling River Parkway, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 24th day of November, 2025.

Cindy Michelle Williams

Michael David Hite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cindy Michelle Williams and Michael David Hite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November, 2025.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Rolling River Estates, Phase II, of record in Book 5200, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed Cindy Williams, unmarried and Linda Williams, married, as tenants in common with rights of survivorship, by Special Warranty Deed dated November 8, 2010 from Fannie Mae A/K/A Federal National Mortgage Association of record in Instrument No. 20110103-0000580, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 23, 2014 of record in Instrument No. 20140605-0048723, Register's Office for Davidson County, Tennessee, Linda Williams conveyed her interest in subject property to Cindy Williams. By Quitclaim Deed dated August 25, 2015 of record in Instrument No. 20150910-0091863, Register's Office for Davidson County, Tennessee, Cindy Williams a/k/a Cindy Michelle Williams and husband Michael David Hite conveyed subject property to Cindy Michelle Williams and husband, Michael David Hite, to create a tenancy by the entireties.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Rolling River Estates, of record in Book 4892, Page 679, Book 4892, Page 689, supplemented in Book 5214, Page 933, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 5200, Page 7, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 November 24, 2025 (date of document).

Affiant Signature

11/25/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of November, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029