Karen Johnson Davidson County
Batch# 1387522 DEEDWARR
03/03/2026 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $776.63
20260303-0016524

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (LM) Title No.: 64352
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sara Reed 4316 Summercrest Blvd #524 Antioch, TN 37013	New Owner

TAX MAP PARCEL NUMBERS: 164060A05400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$209,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennie Hall, as surviving tenant by the entirety**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sara Reed, an unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 54 (also known as Unit 524) of Autumn Glen, Section 1, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Instrument No. 20020926-0117438, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being part of the same property conveyed to Byron Hall and Jenny Hall, as tenants by the entirety with right of survivorship, by Warranty Deed from P&B Development, LLC, a Tennessee Limited Liability Company, dated January 4, 2011, and recorded on January 10, 2011, of record in Instrument No. 20110110-0002640, Register's Office for Davidson County, Tennessee. The said Byron Hall has since died. Title was erroneously vested in Jenny Hall. The said Jenny Hall is one and the same person as Jennie Hall.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2026, and subsequent years; The Plan, with Owner's Certificate, of record in Insturment No. 20020926-0117438, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Instrument No. 20030929-0143614, Instrument No. 20101229-0103591, Instrument No. 20170510-0046473, Instrument No. 20230404-0024572, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Easement for access for Garden Homes of record in Instrument No. 20021211-0153095, said Register's Office. Access, amenities and reciprocal drainage and detention facilities easement and maintenance agreement of record in Instrument No. 20161230-0137500, said Register's Office. Declaration of Easement and Cost Sharing of record in Instrument No. 20240904-0068157, said Register's Office. Easement for public utilities including sidewalks to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20020828-0104004, said Register's Office. Easement for sanitary

sewers and/or storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20020823-0102072, said Register's Office.

This is improved property, known as 4316 Summercrest Boulevard, # 524, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of February, 2026.

Jennie Hall

State of Tennessee

County of Davidson

On this 27th day of February, 2026 before me the undersigned authority, personally appeared Jennie Hall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $209,900.00.

Affiant

ANN CASEY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

Sworn and subscribed before me this 27th day of February, 2026.

Notary

My Commission Expires: _____

Certificate of Authenticity

I, Scott Hubbard, 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

2-27-26.

Date

A. Scott Hubbard

Affiant Signature

February 27, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27th day of February, 2026

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **26-77**