Karen Johnson Davidson County
Batch# 1411706 DEEDWARR
04/27/2026 11:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,230.25
20260427-0036174

WARRANTY DEED

REBECCA MOSS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April, 2026.

Rebecca Moss
Notary Public

MY COMMISSION EXPIRES: 4.29.27
(AFFIX SEAL)

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).
Joshua Ian Evans		164-06-0A-025.00 CO
(NAME)	(NAME)	
4316 Summercrest Boulevard, Unit 401	SAME AS OWNER	
(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, we, **Alex Ready and Jacob Roig, as joint tenants with right of survivorship,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joshua Ian Evans, a single man**, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 25, on the Plan of Final Plat of Autumn Glen Section 1, a Condominium Regime, of record in Instrument No. 20020926-0117438, Register's Office for

Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Amended and Restated Master Deed Autumn Glen Section 1, a horizontal property regime established by Master Deed of record in Instrument No. 20030929-0143614, amended in Instrument No. 20101229-0103591 and Instrument No. 20230404-0024572, said Register's Office.

Being the same property conveyed to ALEX READY, AN UNMARRIED MAN AND JACOB ROIG, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from JEREMY A. ROMITO, AN UNMARRIED MAN AND RHONDA ROMITO, A MARRIED WOMAN, of record in Instrument No. 20210621-0082971, dated June 16, 2021, said Register's Office.

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 ☒ 4316 Summercrest Boulevard, Unit 401, 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 23rd day of April, 2026.

Alex Ready

Jacob Roig

STATE OF TENNESSEE

COUNTY OF Williamson

On this 23rd day of April, 20 26, before me personally appeared Alex Ready and Jacob Roig, 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

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 6-27-26

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

202604270036174

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **__04/24/2026_____ (date of document)**.

_____
Affiant Signature

_____04/24/2026_____
_ Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
24th day of
April, 2026

_____
Notary's Signature
My Commission Expires:_____

