Karen Johnson Davidson County
Batch# 1418745 DEEDWARR
05/11/2026 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260511-0042272

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-26-3023

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this 7 day of May, 2026.

Notary Public
My Commission Expires: 09/16/2029

ELVIRA DEO
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/2029
COUNTY OF RUTHERFORD

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Prisca Kimosi Mbunga		164-05-0A-042-00
4316 Summercrest Boulevard	**NEW OWNERS**	
Antioch, TN 37013		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charlotte Habenicht, now known as Charlotte Habenicht Batman, a married woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Prisca Kimosi Mbunga,** hereinafter called the Grantee(s), their successors 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. 903 of Summer Glen Townhomes, Phase 2, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached to and shown as Exhibit 2, established by Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525 as supplemented by the First Supplement The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, Annexing Phase 2 Property, of record in Instrument No. 20181220-0123931; as amended by the First Amendment to The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190807-0078437, having been corrected by Instrument No. 20190904-0089474; and further amended by the Second Amendment to The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200228-0022465, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declarations.

Being part of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company, dated March 23, 2020, of record in Instrument No. 20200325-0032231, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Charlotte Habenicht, unmarried woman, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated July 17, 2020, and recorded July 20, 2020, by Instrument Number 20200720-0079254 Register's Office for Davidson County, Tennessee.

Sean Kerwin Batman, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is Improved property known as 4316 Summercrest Boulevard, #903, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 6th day of May, 2026.

Charlotte Habenicht Batman

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Charlotte Habenicht Batman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at city of Murfreesboro, TN, this 6th day of May, 2026.

Lindsay T. Depeder
Notary Public at Large
My Commission Expires: 7/30/29

LINDSAY T. DEPEDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Sean Kerwin Batman

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sean Kerwin Batman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at city of Murfreesboro, TN, this 6th day of May, 2026.

Lindsay T. Depeder
Notary Public at Large
My Commission Expires: 7/30/29

LINDSAY T. DEPEDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, **Jami K. Averwater,** 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 05/06/2026 (date of document).

Jami K Averwater

Affiant Signature

05/08/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8th day of May, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

MELODY CARR
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
06/17/2029
COUNTY OF DEKALB

202605110042272