WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1421726 DEEDWARR
05/18/2026 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20260518-0044290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$460,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: 11/22/2029

C MORRIVEAU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File #**26-JJ-0645-106**

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Ali Lynn Summers	Legacy Home Loans	
(NAME)	(NAME)	
645 Nashua Lane, Unit 106	405 Highway 76	**091 05 1B 014.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	White House TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JENNIFER WESTIN, A MARRIED PERSON,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

ALI LYNN SUMMERS, AN UNMARRIED WOMAN,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that 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. 14 on the plan of THE WOODS AT THE ANNEX, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of THE WOODS AT THE ANNEX, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190319-0025108 and Affidavit of Scrivener's Error recorded in Instrument No. 20200420-0040965 and Instrument No. 20200617-063256, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Jennifer Westin, unmarried woman, by Warranty Deed from The Mulch Property Development Company, LLC, a Limited Liability Company, of record in Instrument No. 20210602-0073547, in the Register's Office of Davidson County, Tennessee, dated May 21, 2021, and recorded on June 02, 2021. The said Jennifer Westin having since married.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, MOSSWOOD HEIGHTS, as recorded in Plat Book 4175, Page 155.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171214-0127664, as amended in Instrument No. 20171228-0131885, Instrument No. 20190319-0025108 and Affidavit of Scrivener's Error recorded in Instrument No. 20200420-0040965 and Instrument No. 20200617-0063256.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4469, Page 735.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180110-0003365.

* Easement for Ingress/Egress, recorded in Instrument No. 20171214-0127665.
* Easement for Right of Way, recorded in Instrument No. 20181029-0106556.
* Easement for Utility, recorded in Instrument No. 20240418-0027901.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **645 Nashua Lane, Unit 106, Nashville, TN 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the **15th** day of **May, 2026.**

Jennifer Westin

Jordan Stafford

The said **JORDAN STAFFORD** is the spouse of **JENNIFER WESTIN** and joins herein to convey any and all marital interest **JORDAN STAFFORD** may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2026, before me personally appeared Jennifer Westin, 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's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2026.

Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2026, before me personally appeared Jordan Stafford, 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's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2026.

Notary Signature
My commission expires:

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 5-15-2026.

Affiant Signature — Date: 5-15-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5-15-2026.

Notary's Signature

My Commission Expires: 9-21-2030

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY