Karen Johnson Davidson County
Batch# 1427479 DEEDWARR
06/03/2026 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260603-0049911

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/27/20
(AFFIX SEAL)

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way South, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Maya Angelica Alley	NEW OWNER	163 02 0C 301.00
(NAME)	(NAME)	
1382 Rural Hill Road, #301	1382 Rural Hill Road, #301	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, I/we, **Karen L. Wells, Unmarried**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Maya Angelica Alley, an unmarried person**, 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. 301, as shown on the plan of AUTUMN RIDGE TOWNHOMES, PHASE 2, filed as Exhibit A to, and established by the Master Deed for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533 and amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295 and corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Assignment of Declarant's Rights and Developer's Rights recorded in Instrument No. 20120924-0086420, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to Karen L. Wells, Unmarried, by Warranty Deed from Gary Gaddis, Married, of record in Instrument No. 20211011-0136202, in the Register's Office of Davidson County, Tennessee, dated September 24, 2021 and recorded on October 11, 2021.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing AUTUMN RIDGE TOWNHOMES of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295 and Scrivener's Affidavit recorded in Instrument No. 20110609-0044167 and Assignment of Declarant's Rights and Developer's Rights recorded in Instrument

No. 20120924-0086420; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Easement for Temporary Construction, recorded in Book 9340, Page 316 and Book 9392, Page 520.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Instrument No. 20040910-0109391.
Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20050509-0052192, Instrument No. 20050509-0052194 and Instrument No. 20050508-0052195.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050414-0041609 and Instrument No. 20070723-0087024.
Charter and By Laws for Autumn Ridge Townhomes Homeowners' Association, Phase II, recorded as Instrument No. 20190430-0039843 and Amendment to the By-Laws recorded as Instrument No. 20200604-0057626.
Rules and Regulations recorded as Instrument No. 20160316-0025177.

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 ☒ 1382 Rural Hill Road, #301, 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 1st day of June, 2026.

Karen L Wells

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Karen L Wells, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2026.

Notary Public

Printed Name: the undersigned

My Commission Expires: 6-27-26

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

202606030049911

Certificate of Authenticity

I, Tiffany Pollard, 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 June 1, 2026.

Affiant Signature

June 1, 2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 1st day of June, 2026.

Notary's Signature

My Commission Expires: 09/27/2026

Notary's Seal

