Karen Johnson Davidson County
Batch# 1447783 DEEDWARR
07/16/2026 08:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260716-0064185

THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

GENERAL WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Patricia Lee Summers

Patricia Lee Summers, as Trustee, Affiant

Subscribed and sworn to before me,
this 14th day of July, 2026.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

LISA D. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Brian Keith Summers and Patricia Lee Summers, Co-Trustees of the Brian and Patricia Summers Revocable Trust 304 Galloway Drive Nashville, TN 37204	Brian Keith Summers and Patricia Lee Summers, Co-Trustees of the Brian and Patricia Summers Revocable Trust 304 Galloway Drive Nashville, TN 37204	131-12-2A-003.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **BRIAN SUMMERS** and wife, **PATRICIA SUMMERS,** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **BRIAN KEITH SUMMERS and PATRICIA LEE SUMMERS, as Co-Trustees of the BRIAN AND PATRICIA SUMMERS REVOCABLE TRUST under agreement dated July 14, 2026** (the "Grantee"), its successors and assigns, all of the

Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit C on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Homes on Galloway Drive, a Horizontal Property Regime with Private Elements of record in at Instrument No. 20161019-0110704, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed by DRG Properties, LLC, a Tennessee Limited Liability Company to Brian Summers and Patricia Summers, husband and wife, by deed dated February 28, 2018, recorded as Instrument No. 20180305-0020486, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to the following:
>
> 1. The Deed of Trust of record as Instrument Number 20200928-0111307. Register's Office for Davidson County, Tennessee, securing a certain promissory note dated September 21, 2020, from Patricia Summers and Brian Summers to Pinnacle Bank in the original principal amount of One Million One Hundred Thirty Eight Thousand Five Hundred ($1,138,500.00) Dollars.
> 2. All restrictions, easements and planning documents of record.
>
> This is improved property commonly known as 304 Galloway Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

[Signatures on the following page.]

SIGNED this the 14th day of July, 2026.

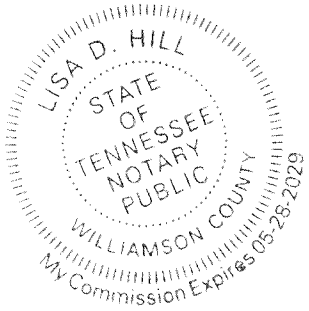
BRIAN SUMMERS

PATRICIA SUMMERS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRIAN SUMMERS and PATRICIA SUMMERS**, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 14th day of July, 2026.



Notary Public

My Commission Expires: 5/26/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 July 14, 2026.

7-14-2026
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 14th day of July, 2026.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029