Karen Johnson Davidson County
Batch# 1447971 DEEDWARR
07/16/2026 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $973.10
20260716-0064457

WARRANTY DEED

(SEAL)
KAYLIE JOINER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF July, 2026.

Notary Public
MY COMMISSION EXPIRES: April 19, 2027

File #26-TL-1382-194

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Graciela Marilu Interiano	New Owner	
(NAME)	(NAME)	**163 02 0C 047.00**
1382 Rural Hill Road, Unit 194		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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,

WILLIAM J. SUMMERER AND VERNA SUMMERER, A MARRIED COUPLE,

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

GRACIELA MARILU INTERIANO, 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:

Being Lot No. 47, Unit No. 194 as described in the Master Deed and Bylaws 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, and in Instrument No. 20061115-0141803, and in Instrument No. 20080108-0002295, and Scrivener's Affidavit recorded in Instrument No. 20110609-0044167, and Assignment of Declarants Rights and Developer's Rights as recorded in Instrument No. 20120924-0086420, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws. The description is the same as the previous Deed of record.

Being the same property conveyed to William J. Summerer and wife, Verna Summerer, by Special Warranty deed from Newmark Homes, L.P., a Texas Limited Partnership, Debtor in Possession, of record in Instrument No. 20080324-0028773, in the Register's Office of Davidson County, Tennessee, dated March 20, 2008 and recorded on March 24, 2008.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* 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, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS of record in Instrument No. 20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803, Instrument No. 20080108-0002295 and Scrivener's Affidavit recorded in Instrument No. 20110609-0044167 and Assignment of Declarants Rights and Developer's Rights as 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 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. 20050509-0052195.
* Easement recorded in Book 9392, Page 520.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050414-0041609 and Instrument No. 20070723-0087024.
* Charter for Autumn Ridge Townhomes Homeowners' Association, Phase II recorded in Instrument No. 20190430-0039843, as

amended in Instrument No. 20200604-0057626.
* Rules and Regulations recorded in Instrument No. 20160316-0025177.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1382 Rural Hill Road, Unit 194, 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 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 14th day of July, 2026.

William J. Summerer

Verna Summerer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2026, before me personally appeared William J. Summerer, 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 14th day of July, 2026.

Notary Signature
My commission expires: **8/10/27**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of July, 2026, before me personally appeared Verna Summerer, 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 14th day of July, 2026.

Notary Signature
My commission expires: **8/10/27**

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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.

J. Carlton Drumwright

July 14, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 14, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY