Karen Johnson Davidson County
Batch# 918990 DEEDWARR
09/20/2022 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220920-0104457

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220842178** KEMBERLY POWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me, this 14th day of September, 2022. Notary Public My Commission Expires: 4-23-25

WARRANTY DEED

Address New Owner: Keith Martindale 5964 Monroe Crossing Nashville TN 37013	Send Tax Bills To: First Bank 722 Columbia Ave Franklin TN 37064	Tax Information: Tax Parcel ID No. 163-16-0A-199.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jay Bryant and Jessica Bryant, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Keith Darnell Martindale, a single man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 337 on the Plan of Final Plat First Revision of Phase 3-A, Provincetown of record in Plat at Instrument No. 20060907-0110570 a Revision of Instrument No. 20060824-0104715, 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 to Jay Bryant and Jessica Bryant, husband and wife by Warranty deed from Kelly Lynn Cambre of record in Instrument No. 20160502-0042563 Register's Office for Davidson County, Tennessee, dated April 28, 2016 and recorded on May 02, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20060907-0110570, amending Instrument Number 20060824-0104715, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Provincetown with By-Laws appended thereto, of record in Instrument Number 20031119-0168785, as amended in Instrument Number 20050609-0066104, Instrument Number 20060825-0105504, and Instrument Number 20080812-0082993, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Deed of common areas to HOA of record in Instrument Number 20031120-0169428, Instrument Number 20050803-0091277 and Instrument Number 20060825-0105503, in the Register's Office for Davidson County, Tennessee.

Storm water detention agreement of record in Instrument Number 20030910-0132287 and Instrument Number 20060806-0097145, in the Register's Office for Davidson County, Tennessee.

Development and easement agreements of record in Instrument Number 20031124-0170577, in the Register's Office for Davidson County, Tennessee.
Drainage easement of record in Instrument Number 20060816-0100826, in the Register's Office for Davidson County, Tennessee.
Private access easement of record in Instrument Number 20040218-0018392, in the Register's Office for Davidson County, Tennessee.
Sewer easement of record in Book 10034, Page 452, in the Register's Office for Davidson County, Tennessee

This is improved property located at 5964 Monroe Crossing Nashville TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 14th day of September, 2022.

Jay Bryant

Jessica Bryant

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jay Bryant and Jessica Bryant, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 9/14/22 (date of document).

Affiant Signature

9/20/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 20 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY