Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Wendy Ulloa
4316 Summercrest Blvd., Unit 1009
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel: 164-5-A/58CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **CRYSTAL DOMINIQUE PROVENCIO, UNMARRIED WOMAN**, has this day bargained and sold and does hereby transfer and convey unto, **WENDY ULLOA AND TAMARA SMITH,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1009 of Summer Glen Townhomes, Phase 2, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached to and shown as Exhibit 2, established by Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525 as amended by the First Supplement The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, Annexing Phase 2 Property, of record in Instrument No. 20181220-0123931 and amended by the First Amendment to The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190807-0078437, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declarations.

Being the same property conveyed to Crystal Dominique Provencio, unmarried woman, by deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated January 8, 2020, appearing of record in Instrument Number 20200109-0003069, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20180116-0004525, amended in Instrument Number 20181220-0123931, Instrument Number 20190807-0078437, and in Instrument Number 20190904-0089474; Homeowners Association Charter of record in Instrument Number 20180116-0004507; Easement for sewer in Instrument Number 20020823-0102072 and in Instrument Number 20030923-0140664; Easement for Public Utilities in Instrument Number 20020828-0104004; Maintenance Obligations to common area in Instrument Number 20010308-0021946; Access, Amenities, and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement in Instrument Number 20161230-0137500; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument Number 20170530-0053248; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage water mains, pumps and Appurtenances in Instrument Number 20171122-0119988; and to any and all matters shown on said plat and survey of record; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **WENDY ULLOA AND TAMARA SMITH,** their heirs and assigns, forever.

Karen Johnson Davidson County
Batch# 1023696 DEEDWARR
07/07/2023 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20230707052093
20230707-0052093

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2023 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30th day of June, 2023.

Crystal Dominique Provencio

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Crystal Dominique Provencio, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 30th day of June, 2023.

Amanda M Clark State of Tennessee Notary Public Rutherford County

NOTARY PUBLIC
My Commission Expires: 11/22/2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $299,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 7th day of July, 2023.

TONYA LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

NOTARY PUBLIC
My Commission Expires:

Certificate of Authenticity

I, Tonya Loftin, 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 30, 2023**.

Date

Tonya Loftin
Affiant Signature

July 7, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7th day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)