WARRANTY DEED

Karen Johnson
Batch # 1105056
02/27/2024 02:31:03 PM
Fees: $13.00 Taxes: $1,021.20
20240227-0013353
Davidson County
DEEDWARR
2 pgs

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

T-C-24-5953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00.

Anthonique Tubbs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anthonique Tubbs	**Bank of America, N.A.**	
(NAME)	(NAME)	**163-16-0A-169.00-CO**
5953 Monroe Crossing	**TX2-979-01-02**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Fort Worth, TX 76155**	
(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, **JACOLYN R. WINGO, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONIQUE TUBBS, A SINGLE 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:

Land in Davidson County, Tennessee, being Unit No. 307, as shown on the map entitled Final Plat, First Revision of Phase 3-A, Provincetown, of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, 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 Jacolyn R. Wingo, an unmarried woman, and Carolyn Wingo, a married woman as joint tenants with right of survivorship by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20070129-0011466 Register's Office for Davidson County, Tennessee, dated January 25, 2007 and recorded on January 29, 2007.

Being the same property conveyed to Jacolyn R. Wingo, an unmarried woman by Quitclaim Deed from Jacolyn R. Wingo, an unmarried woman, and Carolyn Wingo, a married woman of record in Instrument No. 20140513-0040913 Register's Office for Davidson County, Tennessee, dated February 22, 2014 and recorded on May 13, 2014.

This conveyance is subject to:
- Taxes for the year 2024 and therafter, 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 and Instrument Number 20060825-0105504, Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in 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 20060808-0097145, 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.
- Sewer easement of record in Book 10034, Page 452, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5953 Monroe Crossing, Antioch, Tennessee 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 23 DAY OF FEBRUARY, 2024.

Jacolyn R. Wingo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOLYN R. WINGO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of February, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212