THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38396-10-2024** Karen Johnson Davidson County Batch# 1208322 DEEDWARR 11/25/2024 01:13:30 PM 4 pgs Fees: $23.00 Taxes: $906.50 20241125-0092023	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me this 22nd day of November, 2024. Notary Public My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

WARRANTY DEED

Address New Owner: Angela Ward 1412 Pleasant Ridge Road Antioch, TN 37013	**Send Tax Bills To:** New Owners	**Tax Information:** Map and Parcel No.: 163160A37500CO

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, **Amber N. Kinsey, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela Ward,** _____ ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1412 Pleasant Ridge Road, Antioch, TN 37013.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 22nd day of November, 2024.

Amber N. Kinsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amber N. Kinsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2024.

Notary Public

My Commission Expires:

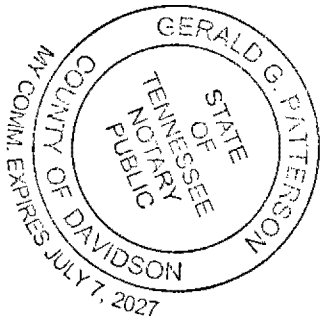


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 375, together with the appurtenant interest in the common elements of Provincetown a horizontal property regime with private elements established by Declaration in Instrument No. 20031119-0168785 as supplemented by Supplemental to Declaration in Instrument No. 20080812-0082993, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the aforementioned Supplemental Declaration.

Being the same property conveyed to Amber N. Kinsey, an unmarried woman, by deed dated June 4, 2010 from Centex Homes, a Nevada general partnership, of record in Instrument No. 20100610-0045180, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Provincetown, of record in Instrument No. 20031119-0168785, as supplemented by Supplemental Declaration in Instrument No. 20080812-0082993, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Dedication of common area to Provincetown Homeowners Association, Inc. of record in Instrument No. 20080909-0092189, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20080729-0077401, Register's Office for Davidson County, Tennessee.
6. Development and Easement Agreement and Agreement to share costs of record in Instrument No. 20031124-0170577, Register's Office for Davidson County, Tennessee.
7. Easement granted to Qwest Communications of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20030910-0132287, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Holly A Mason, 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 11/22/24.

Affiant Signature

11/22/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 22 day of November, 20 24.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028