THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250450720** Karen Johnson Davidson County Batch # 1277430 DEEDWARR 05/27/2025 09 21 AM 2 pgs Fees $13 00 Taxes $1,061 90 20250527-0041204	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $287,000.00. Affiant Subscribed and sworn to before me, this 21st day of May, 2025. Notary Public My Commission Expires: 2/29/28

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

WARRANTY DEED

Address New Owner: Julie Anne Garvey 5951 Monroe Crossing Antioch TN 37013	Send Tax Bills To: Same as New Owner	Tax Information: Tax Parcel ID No. 163-16-0A-168.00-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, **Jessica S. Betz and Michael D. Betz, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Julie Anne Garvey, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A Certain Tract or Parcel of land in Davidson County, State of Tennessee, Described as Follows, To-Wit:

Being Unit No. 306 on the Final Plat 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 Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jessica S. Betz and Michael D. Betz, wife and husband by Warranty Deed from Jackie L. Simmons, an unmarried woman of record in Instrument No. 20151001-0100049 Register's Office for Davidson County, Tennessee, dated September 29, 2015 and recorded on October 01, 2015.

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 2025, 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.

Sewer easement of record in Book 10034, Page 452, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5951 Monroe Crossing Antioch 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 21st day of May, 2025.

Jessica S. Betz

Michael D. Betz

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 21st day of May, 2025.

Notary Public
My Commission Expires: _____

