Karen Johnson Davidson County
Batch# 397135 DEEDWARRSP
05/07/2020 04:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,546.41
20200507-0047955

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,948.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 08/30/2021

(AFFIX SEAL)

SPECIAL WARRANTY DEED

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK191039TN

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yogeshkumar J Patel and Bhoomika Y Patel, husband and wife 2488 Prairie Hill Drive Antioch, TN 37013	Yogeshkumar J Patel and Bhoomika Y Patel, husband and wife 2488 Prairie Hill Drive Antioch, TN 37013	182150B05800CO

For and in consideration of the sum of Four Hundred Seventeen Thousand Nine Hundred Forty-Eight And No/100 Dollars ($417,948.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Meritage Homes of Tennessee Inc., an Arizona corporation, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Yogeshkumar J Patel and Bhoomika Y Patel, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 58, on the plan of Final Plat Clover Glen, Phase 2, as shown on plat of record in Instrument 20190221-0015860, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being a portion of the property conveyed to Meritage Homes of Tennessee Inc., an Arizona corporation by Warranty Deed dated February 6, 2017, from OHB Land LLC, a Tennessee limited liability company, of record in Instrument 20170208-0013268, Register's Office for Davidson County, Tennessee.

This is improved ✍ 2488 Prairie Hill Drive, Antioch, TN 37013

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my/our hand(s) this 30th day of April 2020.

Meritage Homes of Tennessee Inc., an Arizona corporation

BY: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2020, before me personally appeared Meritage Homes of Tennessee Inc., an Arizona corporation to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 30th day of April, 2020.

Commission Expires: 2-3-23

Lisa J Horton
Notary Public

LISA J. HORTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Danielle Chandler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Danielle Chandler

State of Tennessee

County of Williamson

Personally appeared before me, Meaghan G. Spruill (name of notary), a notary public for this county and state, Danielle Chandler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Meaghan G. Spruill

Notary Signature

My commission Expires: 09/30/2021

Notary Seal (if on paper)

