Karen Johnson Davidson County
Batch# 457544 DEEDWARRSP
08/14/2020 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.46
20200814-0091528

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-10-2022 (AFFIX SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES APRIL 10, 2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 2002 Richard Jones Road, Suite 306-C, Nashville, TN 37215

File No.: TN-20-05605

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rachel E. Beazley and Rachel E. Smith 2404 Prairie Hill Drive Antioch, TN 37013	Rachel E. Beazley and Rachel E. Smith 2404 Prairie Hill Drive Antioch, TN 37013	182150B03200CO

For and in consideration of the sum of Three Hundred Sixty-Four Thousand Nine Hundred Ninety And No/100 Dollars ($364,990.00), 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 Rachel E. Beazley, an unmarried woman and Rachel E. Smith, an unmarried woman, as Joint Tenants with Right of Survivorship, 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. 32, on the plan of Final Plat Clover Glen, Phase 1A, as shown on plat of record in Instrument 20180618-0058128, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same 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 ✍ 2404 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 27 day of July, 20 20.

Meritage Homes of Tennessee Inc., an Arizona corporation

BY: _____
Jerry Tomberlin
Vice President of Finance

State of Tennessee
County of

I, Lisa J Horton, a Notary Public for the said County and State, do hereby certify that Jerry Tomberlin personally appeared before me this day and acknowledged that he is the Vice President of Finance of Meritage Homes of Tennessee Inc., an Arizona corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 27 day of July, 20 20.

Lisa J Horton Notary Public

Lisa J Horton
Notary's Printed or Typed Name

My Commission Expires:
7.3.23

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 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: 08/30/2021

Notary Seal (if on paper)

