Karen Johnson Davidson County
Batch# 681956 DEEDWARR
07/22/2021 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20210722-0098883

THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Ste 150 Brentwood, TN 37027 CRT File No. 210635481	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $426,800.00. Affiant Subscribed and sworn to before me, this 20th day of July, 2021. Notary Public My Commission Expires: 5-5-2025

WARRANTY DEED

Address New Owner: Michael A. Gooch 2525 Prairie Hill Drive Antioch TN 37013	Send Tax Bills To: Plaza Home Mortgage, Inc 4655 Salisbury Rd, Suite 250 Jackson, FL 32256	Tax Information: Tax Parcel ID No. 182 15 0B 069.00

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, **Holly J. Graff, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael A. Gooch, a married man** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 69, on the plan of Major Subdivision Final Plat Clover Glen Phase 2 and Resubdivision of Open Space 7, Clover Glen, Phase 1A, as shown on plat of record in Instrument No. 20190221-0015860, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Holly J. Graff, an unmarried woman, by Special Warranty Deed from Meritage Homes of Tennessee Inc., an Arizona corporation of record in Instrument No. 20200611-0059741, in the Register's Office of Davidson County, Tennessee, Dated May 27, 2020 and recorded on June 11, 2020.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Major Subdivision Final Plat Clover Glen Phase 2 and Resubdivision of Open Space 7, Clover Glen, Phase 1A, as recorded in Instrument No. 20190221-0015860 .

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180608-0055284 as amended in Instrument No. 20190213-0013583.

This is improved property located at 2525 Prairie Hill Drive 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, Grantor has executed this instrument on this 19th day of July, 2021.

Holly J. Graff

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Holly J. Graff, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2021.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/21/2021 (date ~~of document~~).

Affiant Signature

07/21/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21st day of July, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025