Karen Johnson Davidson County
Batch# 734076 DEEDWARRSP
10/12/2021 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,587.63
20211012-0136967

SPECIAL WARRANTY DEED

MY COMMISSION EXPIRES: APRIL 10, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,090.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2021.

Notary Public

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

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

File No.: TN-21-10878

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph Kennedy and spouse, Justin Kennedy 1004 Clover Glen Way Antioch, TN 37013	Joseph Kennedy and spouse, Justin Kennedy 1004 Clover Glen Way Antioch, TN 37013	182150B00900CO

For and in consideration of the sum of Four Hundred Twenty-Nine Thousand Ninety And No/100 Dollars ($429,090.00), 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 Joseph Kennedy and spouse, Justin Kennedy, 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. 9, 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 ✍ 1004 Clover Glen Way, 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 6 day of October, 2021.

Meritage Homes of Tennessee Inc., an Arizona corporation

BY: _____
Eric Vanschaik
Vice President of Finance

STATE OF TENNESSEE
COUNTY OF Davidson

I, Lisa J Horton, a Notary Public for the said County and State, do hereby certify that Eric Vanschaik 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 offical seal, this the 6 day of October, 2021.

_____ 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.

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, **PENNY Y. RAY**, 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 this 8 day of October, 2021.

Penny Y. Ray | Escrow Assistant

October 8, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, **DANIELLE CHANDLER**, a Notary Public for this county and state, **PENNY Y. RAY**, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 8 day of October, 2021.

Notary Public
My commission expires on: 4-10-2022

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(Seal)

MY COMMISSION EXPIRES:
APRIL 10, 2022