Karen Johnson Davidson County
Batch# 741284 DEEDWARRSP
10/22/2021 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,624.56
20211022-0141707

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,070.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2021.

Notary Public

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

DANIELLE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 10, 2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, ,

File No.: TN-21-07714

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Derick Sumpter, Sr and Ashley Fowler-Bershell, husband and wife 3260 Longstalk Road Antioch, TN 37013	Derick Sumpter, Sr and Ashley Fowler-Bershell, husband and wife 3260 Longstalk Road Antioch, TN 37013	182150B21300CO

For and in consideration of the sum of Four Hundred Thirty-Nine Thousand Seventy And No/100 Dollars ($439,070.00), 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 Derick Sumpter, Sr and Ashley Fowler-Bershell, 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. 213, on the plan of Final Plat Clover Glen, Phase 4, as shown on plat of record in Instrument 20190718-0070553, 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 15, 2017, from OHB Land LLC, a Tennessee limited liability company, of record in Instrument 20180216-0015337, Register's Office for Davidson County, Tennessee.

This is improved ✍ 3260 Longstalk Road, 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 19 day of October, 2021.

Meritage Homes of Tennessee Inc., an Arizona corporation

BY: _____

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19 day of October, 2021, 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 ~~Maury~~ Williamson County, Tennessee this 19 day of October, 2021.

Commission Expires: 7-3-23

_____
Notary Public

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 19 day of October, 2021.

Penny Y. Ray | Escrow Assistant

October 19, 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 19 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