Name and Address of New Owner:
Troy Eberhard and Susan Eberhard
3644 Four Leaf Way
Antioch, TN 37013

Send Tax Bills To:
Rocket Mortgage
1050 Woodward Avenue
Detroit, MI 48226

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 182-15-0B-239-00 CO

Karen Johnson Davidson County
Batch# 762564 DEEDWARR
11/30/2021 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,435.60
20211130-0157532

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Nan Phipps Honeycutt, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Troy Eberhard and Susan Eberhard, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 239, 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 the same property conveyed to Nan Phipps Honeycutt, an unmarried woman from Meritage Homes of Tennessee Inc., an Arizona corporation, by Special Warranty Deed dated 12/15/2020 and recorded 12/17/2020 in Instrument No. 20201217-0149224, Register's Office of said County.

Being part of the same property conveyed to Meritage Homes of Tennessee Inc., an Arizona corporation from OHB Land LLC, a Tennessee limited liability company, by Special Warranty Deed dated 02/15/2018 and recorded 02/16/2018 in Instrument No. 20180216-0015337, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of November, 2021.

Nan Phipps Honeycutt (SEAL)
Nan Phipps Honeycutt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of November, 2021, before me personally appeared Nan Phipps Honeycutt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $388,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of November, 2021.

Notary Signature
My commission expires:
6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 11-19-2021 (date of document).

Jennifer L. Pennell

11-19-2021

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of November, 2021.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

