Karen Johnson Davidson County
Batch# 818130 DEEDWARR
03/09/2022 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,650.53
20220309-0026982

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $446,090.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF FEBRUARY, 2022.

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, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-22-01043

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Alice Faye Styles Reynolds, a single woman and Joy Styles, a single woman, as joint tenants with rights of survivorship 4058 Arrowleaf Lane Antioch, TN 37013	Alice Faye Styles Reynolds, a single woman and Joy Styles, a single woman, as joint tenants with rights of survivorship 4058 Arrowleaf Lane Antioch, TN 37013	182150B10400CO

For and in consideration of the sum of Four Hundred Forty-Six Thousand Ninety And No/100 Dollars ($446,090.00), 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 Alice Faye Styles Reynolds, a single woman Joy Styles, a single woman, as joint tenants with rights 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. 104, on the plan of Final Plat Clover Glen, Phase 3B, as shown on plat of record in Instrument #202010060115873, 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, 2019, from OHB Land LLC, a Tennessee limited liability company, of record in Instrument 20190220-0015536, recorded February 20, 2019 Register's Office for Davidson County, Tennessee.

This is improved ✍ 4058 Arrowleaf Lane, 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 25th day of February, 2022.

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 25th day of February, 2022.

_____ Notary Public

Lisa J Horton
Notary's Printed or Typed Name

My Commission expires:

7·3·23



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 25th day of February, 2022.

Penny Y. Ray / Escrow Assistant

February 25, 2022
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 25th day of February, 2022.

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

(seal)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022