This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $540,000.00.

Affiant

Subscribed and sworn before me this the 9th day of May, 2022.

Notary Public
My commission expires: 3-2-25

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 857544 DEEDWARR
05/18/2022 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20220518-0057302

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jonathan Sparks 4012 Arrowleaf Lane Antioch, TN 37013	New Owner	182-15-0B 093.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SCOTT EMRICK AND SPOUSE, KASILYN EMRICK, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jonathan Sparks, an unmarried person and Allison Grabowski, an unmarried person, as joint tenants with the right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 93, on the plan of Final Plat Clover Glen, Phase 1A-2, as shown on plat of record in Instrument 20190514-0045283, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Scott Emrick and spouse, Kasilyn Emrick, by deed dated 08/15/2019, from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20191118-0118927, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4012 Arrowleaf Lane, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 9th day of May, 2022.

Scott Emrick

Kasilyn Emrick

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott Emrick and Kasilyn Emrick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2022.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 5/9/2022.

Date

Jamika Jones
Affiant Signature

05/11/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 11th day of May, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202205180057302