Karen Johnson Davidson County
Batch# 858360 DEEDWARRSP
05/18/2022 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,994.26
20220518-0057747

SPECIAL WARRANTY DEED

DANIELLE WADLEY * STATE OF TENNESSEE NOTARY PUBLIC * COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 3-24-26

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $538,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-24-26 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, Suite 115, Brentwood, TN 37027

File No.: TN-22-05122

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew W Shoemaker and Holly A Thompson-Shoemaker, husband and wife 4026 Arrowleaf Lane Antioch, TN 37013	Matthew W Shoemaker and Holly A Thompson-Shoemaker, husband and wife 4026 Arrowleaf Lane Antioch, TN 37013	182150B09600CO

For and in consideration of the sum of Five Hundred Thirty-Eight Thousand Nine Hundred Ninety And No/100 Dollars ($538,990.00), 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 Matthew W Shoemaker and Holly A Thompson-Shoemaker, 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. 96, on the plan of Final Plat Clover Glen, Phase 1B, as shown on plat of record in Instrument 20191015-0105301, 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 ✍ 4026 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 12 day of May, 2022.

Meritage Homes of Tennessee Inc., ~~an Arizona~~ corporation

BY: _____
Eric van Schaik
Vice President of Finance

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12 day of May, 2022, before me personally appeared Eric van Schaik, who is the Vice President of Finance of 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, upon oath, acknowledged that he/she executed the foregoing instrument for the purpose contained herein and who further acknowledged that as Vice President of Finance of Meritage Homes of Tennessee Inc., an Arizona corporation, she is authorized to execute instrucment on its behalf.

Witness my hand and official seal at Maury County, Tennessee this 12 day of May, 2022.

Commission Expires: _____

My Commission Expires
September 2, 2024

_____
Notary Public

MEGAN PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 12th day of May, 2022.

Penny Y. Ray – Escrow Assistant

May 12, 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 12th day of May, 2022.

Notary Public
My commission expires on: 3-24-2026

(seal) DANIELLE CHANDLER ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
March. 24th 2026