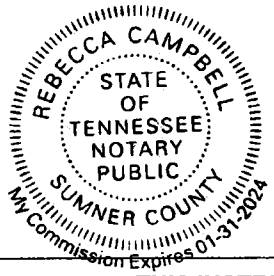
Karen Johnson Davidson County
Batch# 858460 DEEDWARRSP
05/19/2022 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,825.17
20220519-0057906

# SPECIAL WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $493,290.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Anne Bailey Hall and Dillon Robert James | loanDepot.com, LLC | 086-12-0D-004-00 |
| (NAME) | (NAME) | |
| 4944 Myra Drive | 26642 Towne Centre Dr | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Foothill Ranch, CA 92610 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Meritage Homes of Tennessee, Inc., an Arizona corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Anne Bailey Hall, an unmarried woman and Dillon Robert James, an unmarried man, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 4, Riverbrook Subdivision, Phase 1A , as shown on plat of record in Plat Instrument No. 202110150138705 , in the Register's Office, Davidson County, state of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation by Warranty Deed dated 01/05/2021 from The Lux Development Group, LLC, a Tennessee limited liability company, of record in Instrument 20210106-0002300, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4944 Myra Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 12th day of May, 2022

Meritage Homes of Tennessee, Inc.

By: _____
Eric van Schaik, Vice President of Finance

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eric van Schaik with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of Finance of Meritage Homes of Tennessee, Inc., an Arizona corporation the within named bargainor, and corporation, and that he as such Vice President of Finance being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Eric van Schaik as such Vice President of Finance.

Witness my hand and Official seal this 12th day of May, 2022

Lisa J. Horton
Notary Public:
My Commission Expires: 7-3-23

LISA J. HORTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**
**Stewart Title Company Tennessee Division Tennessee Division**
**100 Bluegrass Commons Blvd, Ste 115**
**Hendersonville, TN 37075**

**CERTIFICATE OF AUTHENTICITY**

I, Deborah Rand do hereby make oath that I am a licensed attorney and/or 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 May 12, 2022.

Affiant
Date: May 12, 2022

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 12th day of May, 2022

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024