Karen Johnson Davidson County
Batch# 862065 DEEDWARR
05/24/2022 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,801.90
20220524-0060299

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-2025
(AFFIX SEAL)

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

File No.: TN-22-05985

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rebecca Lynn Hughes and Ethan Sengvilay	Rebecca Lynn Hughes and Ethan Sengvilay	
(NAME) 4112 Crimson Hop Drive	(NAME) 4112 Crimson Hop Drive	182-15-0B-155.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Eighty-Seven Thousand And No/100 Dollars ($487,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MEGAN D. JONES AND JEREMY B. JONES, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA LYNN HUGHES AND ETHAN SENGVILAY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 155 on the plan of Final Plat, Clover Glen, Phase 3B, as shown on plat of record in Instrument No. 20201006-0115873, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Megan D. Jones and Jeremy B. Jones, wife and husband by Special Warranty deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20210608-0076578 Register's Office for Davidson County, Tennessee, dated June 04, 2021 and recorded on June 08, 2021.

Being a portion of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation by Special Warranty deed from OHB Land LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190220-0015536 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 20, 2019.

unimproved ☐
This is improved ☒ property, known as 4112 Crimson Hop Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Megan D. Jones and Jeremy B. Jones, wife and husband this 16 day of May, 2022.

Megan D. Jones

Jeremy B. Jones

STATE OF TENNESSEE

COUNTY OF Davidson

I, Danielle Chandler, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Megan D. Jones and Jeremy B. Jones, wife and husband personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th of May, 2022.

Notary Public

My Commission Expires:

(SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
3-24-2026

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 MAY 19, 2022.

Date

Affiant Signature

5/19/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of May, 2022.

Notary's Signature

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)