Karen Johnson Davidson County
Batch# 866341 DEEDWARR
06/02/2022 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20220602-0063754

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62629
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Michael Robbins Madelaine Elyse Heidenreich 4117 Crimson Hop Drive Antioch, TN 37013	New Owners

TAX MAP PARCEL NUMBERS: 182150B14300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$510,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James R. Maxson and Colleen M. Maxson, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **David Michael Robbins and Madelaine Elyse Heidenreich, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Clover Glen Phase 3-B of record in Inst. No. 202010060115873, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to James R. Maxson and Colleen M. Maxson, husband and wife, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated March 24, 2021 and recorded on March 25, 2021, of record in Inst. No. 20210325-0039181, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Inst. No. 202010060115873, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20180608-0055284, amended in Inst. No. 20190213-0013583, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Inst. No. 201804300040397, said Register's Office.

This is improved property, known as 4117 Crimson Hop Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of May, 2022.

James R. Maxson

James R. Maxson

Colleen M. Maxson

Colleen M. Maxson

State of Tennessee

County of Davidson

On this 26th day of May, 2022, before me the undersigned authority, personally appeared James R. Maxson and Colleen M. Maxson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H Taylor

Notary

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $510,000.00.

Affiant

Sworn and subscribed before me this 26th day of May, 2022.

Lynae Wilder

Notary

My Commission Expires: **October 22, 2025**

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I, Jenah Gunter, 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 the 26th day of May, 2022.

Affiant Signature

5-24-22

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 24 day of May, 2022.

Notary's Signature

My Commission Expires: 8-19-23

Notary' Seal (if on paper)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY