Karen Johnson Davidson County
Batch# 883058 DEEDWARRSP
07/01/2022 02:46:03 PM 2 pgs
Fees: $13.00 Taxes: $2,046.06
20220701-0076879

CHRISTOPHER BUCKLEY BUTLER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/19/25 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 361 Mallory Station Road, Suite 108, Franklin, TN 37067

File No.: TN-22-06173

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Donkor Taylor and Kendra Taylor, husband and wife 2004 Notchleaf Road Antioch, TN 37013	Donkor Taylor and Kendra Taylor, husband and wife 2004 Notchleaf Road Antioch, TN 37013	182150B18500CO

For and in consideration of the sum of Five Hundred Fifty-Two Thousand Nine Hundred Ninety And No/100 Dollars ($552,990.00), 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 Donkor Taylor and Kendra Taylor, 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. 185, on the plan of Final Plat Clover Glen, Phase 4, as shown on plat of record in Instrument 20190718-0070553, 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 ✍ 2004 Notchleaf Road, Antioch, TN 37013

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: JM 6/22/2004

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 22 day of June, ~~2021.~~ 2022 CB

Meritage Homes of Tennessee Inc., an Arizona corporation

BY: _____

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22 day of June, ~~2021,~~ 2022 CB before me personally appeared 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 executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Maury County, Tennessee this 22 day of June, ~~2021.~~ 2022 CB

Commission Expires: 7-3-23

_____
Notary Public

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