Karen Johnson Davidson County
Batch# 925229 DEEDWARRSP
10/05/2022 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,602.02
20221005-0109652

**SPECIAL WARRANTY DEED**

MICHELLE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE 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 $432,979.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.24.26

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Ark Title Group, LLC, 2002 Richard Jones Road, Suite 306-C, Nashville, TN 37215

File No.: TN-22-13095

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Hudson SFR Property Holdings III, LLC | Hudson SFR Property Holdings III LLC<br>2711 N. Haskell<br>Ste 2100<br>Dallas TX 75204 | 182150B00700CO |

For and in consideration of the sum of Four Hundred Thirty-Two Thousand Nine Hundred Seventy-Nine And No/100 Dollars ($432,979.00), 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 Hudson SFR Property Holdings III, LLC, 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. 7, on the plan of Final Plat Clover Glen, Phase 1A, as shown on plat of record in Instrument #20180618-0058128, 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 6, 2017, from OHB Land LLC, a Tennessee limited liability company, of record in Instrument 20170208-0013268, Register's Office for Davidson County, Tennessee.

This is unimproved improved ☒ 1012 Clover Glen Way, 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 30th day of September, 2022.

Meritage Homes of Tennessee Inc., an Arizona corporation

BY: _____

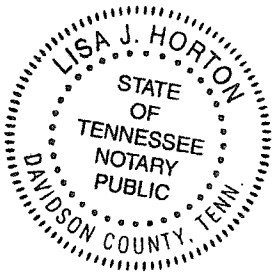
STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of September, 2022, 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 Rutherford County, Tennessee this 30th day of September, 2022.

Commission Expires: 7-3-23

Lisa J Horton
Notary Public



# 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 30th day of September, 2022.

Penny Y. Ray – Escrow Assistant

September 30, 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 30th day of September, 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