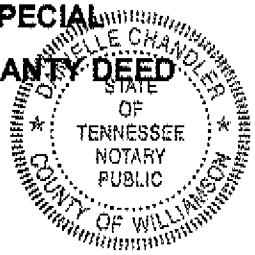
Karen Johnson Davidson County
Batch# 944077 DEEDWARRSP
11/22/2022 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.96
20221122-0123659

SPECIAL WARRANTY DEED



MY COMMISSION EXPIRES: 3-24-26

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,990.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-24-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, ,
10735 David Taylor Drive Charlotte, NC 26262

File No.: TN-22-13652

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brett Guzay and Allison Guzay, husband and wife 1016 Clover Glen Way Antioch, TN 37013	Brett Guzay and Allison Guzay, husband and wife 1016 Clover Glen Way Antioch, TN 37013	182150B00600CO

For and in consideration of the sum of Four Hundred Forty-Nine Thousand Nine Hundred Ninety And No/100 Dollars ($449,990.00), 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 Brett Guzay and Allison Guzay, 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. 6, 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 ✍ 1016 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 22 day of November, 2022.

Meritage Homes of Tennessee Inc., an Arizona corporation

BY: _____
Eric Vanschaik
Vice President of Finance

STATE OF TENNESSEE
COUNTY OF Davidson

I, Lisa J Horton, a Notary Public for the said County and State, do hereby certify that Eric Vanschaik personally appeared before me this day and acknowledged that he is the Vice President of Finance of Meritage Homes of Tennessee Inc., an Arizona corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and offical seal, this the 22 day of November, 2022.

_____ Notary Public

Lisa J Horton
Notary's Printed or Typed Name

My Commission expires:
7.3.23



CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, ADAM DIAMOND, 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 22 day of Nov., 2022.

Adam Diamond | Custodian

11/22/2022
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, WESSLEY INSCOE, a Notary Public for this county and state, ADAM DIAMOND, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 22 day of Nov., 2022.

Notary Public
My commission expires on: 10.02.2023

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY