Karen Johnson Davidson County
Batch# 977676 DEEDWARR
03/07/2023 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.46
20230307-0016249

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,990.00.

E Praem Bader

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2023.

C Butler

Notary Public

MY COMMISSION EXPIRES: 8/19/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 547 North Mt. Juliet Road, Suite 250, Mount Juliet, TN 37122

File No.: TN-22-11236

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Epram Bader and spouse, Youstina Samuel 8053 Parton Place Antioch, TN 37013	Epram Bader and spouse, Youstina Samuel 8053 Parton Place Antioch, TN 37013	176060A31600CO

For and in consideration of the sum of Three Hundred Seventy-Four Thousand Nine Hundred Ninety And No/100 Dollars ($374,990.00), 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, D.R. Horton, Inc., a Delaware Corporation, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Epram Bader and spouse, Youstina Samuel, 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 all Lot No. 316 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 3 of Instrument Number 202202150017446, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to D.R. Horton, Inc., a Delaware corporation by Special Warranty deed from Jenkins Nashville ACS, LLC, a Tennessee limited liability company of record in Instrument No. 20210115-0007076 Register's Office for Davidson County, Tennessee, dated January 5, 2021 and recorded on January 15, 2021.

This is improved 8053 Parton Place, Antioch, TN 37013

This conveyance is subject to: (i) any declarations, covenants, conditions, and/or restrictions affecting the Home; (ii) any existing easements and rights-of-way for roadways, drainage areas, canals, ditches, open areas, laterals, and public utilities; (iii) taxes, special assessments, and community facility assessments (if applicable); that are not delinquent; (iv) matters shown on the plat for the Community; (v) matters that a survey would show; (vi) all applicable zoning and building code requirements and any other governmental and quasi-governmental requirements; (vii) any outstanding mineral or royalty interests; (viii) any matters of record that do not materially and adversely affect the marketability of the Lot; (ix) any matters disclosed in any schedule to this Agreement or any portion of the Contract, or otherwise in connection with the Contract; and (x) any other matters set forth in any title insurance commitment or title report or opinion obtained by Buyer to the extent that Buyer does not object thereto within the time period specified in this Agreement (as applicable).

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 6 day of March, 2023.

D.R. Horton, Inc., a Delaware Corporation

BY: Jean M Hutchinson

Jean M. Hutchinson
Assistant Secretary

STATE OF TENNESSEE
COUNTY OF Wilson

On this 6 day of March, 2023, before me personally appeared Jean M. Hutchinson, who is the Assistant Secretary of D.R. Horton, Inc., a Delaware Corporation to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who, upon oath, acknowledged the she executed the foregoing instrument for the purpose contained herein and who further acknowledged that as Assistant Secretary of D.R. Horton, Inc., a Delaware Corporation, she is authorized to execute this instrument on its behalf.

Witness my hand and official seal at Wilson CB County, Tennessee this 6 day of March, 2023.

Commission Expires: 8/19/25

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, CHRIS BUTLER, 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 6 day of March, 2023.

Chris Butler | Custodian

3/6/23
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, WESSLEY INSCOE, a Notary Public for this county and state, CHRIS BUTLER, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 6 day of March, 2023.

Notary Public
My commission expires on: 10.02.2023

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY