WARRANTY DEED

Karen Johnson Davidson County
Batch# 981556 DEEDWARR
03/16/2023 10:29:30 AM 2 pgs
Fees: $13.00 Taxes: $1,649.83
20230316-0019057

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF March, 2023

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

MST 2023-0091

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Baxter and Karen Baxter	Mortgage Research Center, LLC dba Veterans United Home Loans, a Missouri limited liability company	182-15-0B-129.00-CO
(NAME)	(NAME)	
2072 Notchleaf Road	1400 Forum Blvd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kelly Crosby f/n/a Kelly Zequeida, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Baxter and Karen Baxter, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 129 on the Plan of Final Plat of Clover Glen, Phase 3A of record in Plat at Instrument No. 20200706-0072119, 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 a portion of the same property conveyed to Meritage Homes of Tennessee, Inc, an Arizona corporation by Special Warranty deed from OHB Land LLC, a Tennessee limited liability company of record in Instrument No. 20190220-0015536 Register's Office for Davidson County, Tennessee, dated February 15, 2019 and recorded on February 20, 2019.

Being the same property conveyed to Kelly Zequeida, an unmarried woman by Warranty deed from Meritage Homes of Tennessee, Inc, an Arizona corporation of record in Instrument No. 20210119-0007556 Register's Office for Davidson County, Tennessee, dated January 15, 2021 and recorded on January 19, 2021.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20200706-0072119, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180608-0055284, amended in Instrument Number 20190213-0013583, Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20180430-0040397, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements. No

insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This property, known as 2072 Notchleaf Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 15th DAY OF MARCH, 2023.

Kelly Crosby f/n/a Kelly Zequeida

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Kelly Crosby, an unmarried woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of March, 2023.

Notary Public

My commission expires: 4/24/23

Amelia Swanson State of Tennessee Notary Public (SEAL) Williamson County

True Copy Certification

I, Yvette Meldrum, 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 March 15, 2023.

Affiant Signature

March 15, 2023

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of March 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025