THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230243636

Karen Johnson Davidson County
Batch# 988057 **DEEDWARR**
04/04/2023 10 11 14 AM 2 pgs
Fees $13 00 Taxes $1,572 50

20230404-0024355

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2023

Notary Public
My Commission Expires:

MACKENZIE BOLTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov 3, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lloyd Figaro, Jr. 4033 Arrowleaf Lane Antioch TN 37013	New Owner	Tax Parcel ID No. 182 15 0B 160.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Edward Lee Williams, Jr. and Priscilla D. Williams, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lloyd Figaro, Jr., unmarried,** ("Grantees"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 160, on the plan of Clover Glen, Phase 3B, as shown on plat of record in Instrument 20201006-0115873, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to Robert Edward Lee Williams, Jr and Priscilla D. Williams, husband and wife, by Special Warranty Deed from Meritage Homes of Tennessee Inc., an Arizona corporation, of record in Instrument No. 20210610-0078467, in the Register's Office of Davidson County, Tennessee, dated June 08, 2021 and recorded on June 10, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clover Glen, Phase 3B, as recorded in Instrument 20201006-0115873.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180608-0055284, amendment recorded in Instrument No. 20190213-0013583.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20161027-0113628.

This is improved property located at 4033 Arrowleaf Lane Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of April, 2023.

Robert Edward Lee Williams, Jr

Priscilla D. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Edward Lee Williams, Jr. and Priscilla D. Williams, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of April, 2023.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024