Karen Johnson Davidson County
Batch# 989670 DEEDWARR
04/10/2023 08:38:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20230410-0025451

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37594-03-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me this 6th day of April, 2023. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Gillis Ford Jr. 3509 Four Leaf Way Antioch, TN 37013	New owner	Map and Parcel No.: 182150B17000CO

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, Valerie Jo Hart, a single woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Charles Gillis Ford, Jr., an unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3509 Four Leaf Way, Antioch, Tennessee 37013.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 6th day of April, 2023.

GRANTOR:

Valerie Jo Hart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Valerie Jo Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 2023.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 170, on the Plan of Final Plat Clover Glen, Phase 4, as shown on the Plan of record in Instrument No. 20190718-0070553, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Valerie Jo Hart, an unmarried woman, by deed dated January 15, 2021 from Meritage Homes of Tennessee Inc., an Arizona corporation, of record in Instrument No. 20210204-0016483, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2023 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. Declaration of Covenants, Conditions, and Restrictions for Clover Glen, of record in Instrument No. 20180608-0055284, amended in Instrument No. 20190213-0013583, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Instrument No. 20190718-0070553, Register's Office for Davidson County, Tennessee.
4. Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20161027-0113638, Instrument No. 20170623-0063193 and Instrument No. 20180430-0040397, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 April 6, 2023.

Affiant
Date: April 6, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of April 2023

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY