Karen Johnson Davidson County
Batch# 1051735 DEEDWARRSP
09/19/2023 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,465.16
20230919-0073551

SPECIAL WARRANTY DEED

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 3-14-26

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-14-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 361 Mallory Station Road, Suite 108, Franklin, TN 37067

File No.: TN-23-07388

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Rhodes, an unmarried man and Kayla Curry, an unmarried woman, as Joint Tenants with Rights of Survivorship 7401 Brady Lane Antioch, TN 37013	Matthew Rhodes, an unmarried man and Kayla Curry, an unmarried woman, as Joint Tenants with Rights of Survivorship 7401 Brady Lane Antioch, TN 37013	176060A38400CO

For and in consideration of the sum of Three Hundred Ninety-Five Thousand Nine Hundred Ninety And No/100 Dollars ($395,990.00), 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 Matthew Rhodes, an unmarried man and Kayla Curry, an unmarried woman, as Joint Tenants with Rights of Survivorship, 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. 384 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 4 of Instrument Number 202301100001966, 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. 20211213-0164568 Register's Office for Davidson County, Tennessee, dated December 10, 2021 and recorded on December 13, 2021.

This is improved ✍ 7401 Brady Lane, 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 19 day of September, 2023.

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

BY: _____
Jean M. Hutchinson
Assistant Secretary

STATE OF TENNESSEE
COUNTY OF Williamson

On this 19 day of September, 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 Williamson County, Tennessee this 19 day of September, 2023.

Commission Expires: 3-24-26

_____
Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES:

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, PENNY Y. RAY, 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 19 day of September, 2023.

Penny Y. Ray | Escrow Assistant

9-19-2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, DANIELLE CHANDLER, a Notary Public for this county and state, PENNY Y. RAY, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 19 day of Sept., 2023.

Notary Public
My commission expires on: 3.24.26

(seal)
DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
3.24.26