6

# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1060672 **DEEDWARRSP**
10/16/2023 08 39 12 AM 2 pgs
Fees $13 00 Taxes $1,883 30

20231016-0080632

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2023

Notary Public I. Dyke Tatum
MY COMMISSION EXPIRES 5/5/2025
(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Suite 110, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Debra Gomolka and Claude Gomolka | Debra Gomolka and Claude Gomolka | 086 12 0D 077 00 CO |
| (NAME) 7032 Evans Hill Way | (NAME) 7032 Evans Hill Way | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Hermitage, TN 37076 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Meritage Homes of Tennessee, Inc., an Arizona corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Debra Gomolka and Claude Gomolka, wife and husband**, hereinafter called the GRANTEE(S), his/her/their 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. 77, on the plan of Riverbrook, Phase 2, as shown on plat of record in Plat Instrument No. 20220617-0069868, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona Corporation by Warranty Deed from The Lux Development Group, LLC, a Tennessee limited liability company, dated 12/29/2020, of record in Instrument No. 20210106-0002300, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7032 Evans Hill Way, Hermitage, TN 37076
(House Number) (Street) (P O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 11th day of October, 2023.

Meritage Homes of Tennessee, Inc.

By: _____
Eric van Schaik, Vice President of Finance

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eric van Schaik with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of Finance of Meritage Homes of Tennessee, Inc., an Arizona corporation the within named bargainor, and corporation, and that he as such Vice President of Finance being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Eric van Schaik as such Vice President of Finance.

Witness my hand and Official seal this 11th day of October, 2023

Lisa J Horton
Notary Public:
My Commission Expires 5-3-27

**RETURN TO:**
**Stewart Title Company Tennessee Division Tennessee Division**
**100 Bluegrass Commons Blvd, Ste 110**
**Hendersonville, TN 37075**

