Karen Johnson Davidson County
Batch# 1073291 DEEDWARRSP
11/17/2023 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,491.06
20231117-0089966

SPECIAL WARRANTY DEED

CHRISTOPHER BUCKLEY BELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $402,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/19/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DHI Title Agency, 819 Seven Oaks Blvd, Smyrna, TN 37167

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Janet Arias, and Julio Saldana Arias, and Julio Arias 7453 Brady Lane Antioch, TN 37013	Janet Arias, and Julio Saldana Arias, and Julio Arias 7453 Brady Lane Antioch, TN 37013	176 00 0 020.00

For and in consideration of the sum of Four Hundred Two Thousand Nine Hundred Ninety And No/100 Dollars ($402,990.00), cash in hand, paid by the hereinafter named Grantee, 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, have bargained and sold, and by these presents do hereby transfer and convey unto Janet Arias, unmarried woman and Julio Saldana Arias, a married man and Julio Arias, a married man, as Joint Tenancy with Rights of Survivorship, hereinafter called Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Lot 397, FINAL SUBDIVISION PLAT HERITAGE LANDING - PHASE 4 according to the map or plat thereof, recorded January 10, 2023 in Plat Reception No. 20230110-0001966, County of Davidson, State of Tennessee.

Being a portion of the same property conveyed to D. R. Horton, Inc., a Delaware Corporation by Deed from Jenkins Nashville ACS, LLC, a Tennessee limited liability company. dated December 10, 2021, recorded December 13, 2021, in the Registerâ€™s Office of Davidson County, Tennessee, as Instrument No. 20211213-0164568.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ 7453 Brady Lane, Antioch, TN 37013

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 heirs 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 10 day of NOV., 2023.

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

BY: Sarah A. Anderson

Sarah Anderson, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

This instrument was acknowledged before me on this 10 day of NOV., 2023, by Sarah Anderson, of D.R. Horton, Inc., a Delaware Corporation, on behalf of said corporation.

CUB

Notary Public, State of Tennessee

My Commission Expires: 8/19/25

(SEAL)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Penny G. 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 certified true and exact copy of the original document executed and authenticated according to law on November 10, 2023.

Penny G. Ray
Affiant Signature

November 10, 2023
Date

State of TN)

County of Rutherford)

Sworn to and subscribed before this 10 day of Nov., 2023.

Notary Signature

My Commission Expires: 8/19/25

(seal)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY