PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20238900

~~**After Recording Return To The Above.**~~

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$435,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 5th day of December, 2023.

Notary Public
My Commission Expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

THIS INDENTURE, made this 5th day of December, 2023, among:

PANAYIOTI BAILEY, UNMARRIED AND JESSICA COLON-VICENTE, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KELLYE RATHER, A SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

Karen Johnson
Batch # 1079474
12/07/2023 10:26:19 AM
Fees: $13.00 Taxes: $1,609.50

Davidson County
DEEDWARR
2 pgs

20231207-0094530

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 165, on the plan of Final Plat Clover Glen, Phase 3B, as shown on plat of record in Instrument No. 20201006-0115873, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Panayioti Bailey, unmarried and Jessica Colon-Vicente, unmarried by Special Warranty Deed from Meritage Homes of Tennessee Inc., an Arizona corporation dated August 12, 2021 and filed of record in Instrument No. 20210812-0109212, Register's Office for Davidson County, Tennessee.

Property commonly known as 4053 Arrowleaf Lane, Antioch, TN 37013

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or

appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Panayioti Bailey

Jessica Colon-Vicente

State of Tennessee
County of WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Panayioti Bailey and Jessica Colon-Vicente, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of December, 2023.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Kellye Renee Rather
Address: 4053 Arrowleaf Ln
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: Lending Hand Mortgage
Address: 510 Lentz Drive
City, State, Zip: Madison, TN 37115

Tax ID: 182-15-0B-165.00