Karen Johnson Davidson County
Batch# 1084884 DEEDWARRSP
12/21/2023 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,708.73
20231221-0098515

SPECIAL WARRANTY DEED

JANET ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 10/25/2027

STATE OF TENNESSEE

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $461,820.00.

Rozlen Fangery

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/25/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 547 North Mt. Juliet Road, Suite 250, Mount Juliet, TN 37122

File No.: TN-23-10919

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rozlen Fangery, an unmarried person and Magda Youssef, an married person and Magdy Ayad, a married person 1325 Heirloom Drive Antioch, TN 37013	Rozlen Fangery, an unmarried person and Magda Youssef, an married person and Magdy Ayad, a married person **1325 Heirloom Drive** **Antioch, TN 37013**	175040B03800CO

For and in consideration of the sum of Four Hundred Sixty-One Thousand Eight Hundred Twenty And No/100 Dollars ($461,820.00), 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, Meritage Homes of Tennessee Inc., an Arizona corporation, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Rozlen Fangery, an unmarried person, and Magda Youssef, an unmarried person and Magdy Ayad, a married person, 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 Lot No. 38, on the Final Plat of record for Phase 2, Oliveri SP Subdivision, recorded in Instrument No. 20220831-0098182, with the Register of Deeds of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of the property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation by Special Warranty deed from Oliveri, LLC, a Tennessee limited liability company of record in Instrument No. 20230328-0022670 Register's Office for Davidson County, Tennessee, dated March 28, 2023 and recorded on March 28, 2023.

This is unimproved ✍ improved ✍ 1325 Heirloom Drive, 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 20th day of December, 2023

Meritage Homes of Tennessee Inc., an Arizona corporation

BY: _____
Eric Van Schaik
Vice President - Finance

State of Tennessee
County of **Wilson**

I, Lisa J Horton, a Notary Public for the said County and State, do hereby certify that Eric Van Schaik personally appeared before me this day and acknowledged that he is the Vice President - Finance of Meritage Homes of Tennessee Inc., an Arizona corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 20th day of December, 2023.

_____ Notary Public

Lisa J Horton
Notary's Printed or Typed Name

My Commission Expires:

5-3-27

LISA J HORTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, Jan Adams, 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 20th day of December, 2023.

Attorney/ Custodian

12/20/23
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Danielle Chandler a Notary Public for this county and state, Jan Adams, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 20th day of Dec, 2023.

Notary Public
My commission expires on: 3/24/26

(seal)

