Karen Johnson Davidson County
Batch# 1086054 DEEDWARRSP
12/27/2023 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.46
20231227-0099490

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $494,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 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).
Ava Rena Ware and Tony Espinoza 4371 Maxwell Road Antioch, TN 37013	Ava Rena Ware and Tony Espinoza 4371 Maxwell Road Antioch, TN 37013	176 00 0 020.00

For and in consideration of the sum of Four Hundred Ninety-Four Thousand Nine Hundred Ninety And No/100 Dollars ($494,990.00), 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, have bargained and sold, and by these presents do hereby transfer and convey unto Ava Rena Ware, an unmarried woman and Tony Espinoza, a married man, 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:

Lot 339, FINAL SUBDIVISION PLAT, HERITAGE LANDING - PHASE 4 according to the map or plat thereof, recorded January 10, 2023 in Plat Reception No. 20230110-0001966, in the Register's Office of Davidson County, 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 Register's Office of Davidson County, Tennessee, as Instrument No. 20211213-0164568.

PARCEL ID: 176 00 0 020.00 (Parent Parcel) and 176 00 0 021.00 (Parent Parcel)

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 ☒ 4371 Maxwell Road, Antioch, TN 37013

Grantor does hereby covenant with Grantee(s) 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(s), 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 21 day of Dec., 2023.

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

BY: Sarah A. Anderson

Sarah A. Anderson, Assistant Secretary

STATE OF TENNESSEE

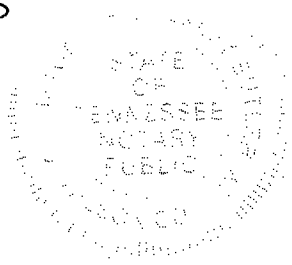
COUNTY OF RUTHERFORD

This instrument was acknowledged before me on this 21 day of Dec., 2023, by Sarah A. Anderson, Assistant Secretary of D.R. Horton, Inc., a Delaware Corporation, on behalf of said corporation.

Notary Public, State of Tennessee

My Commission Expires: 8/19/25

(SEAL)



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 certified true and exact copy of the original document executed and authenticated according to law on December 21, 2023.

Penny Y. Ray
Affiant Signature

December 21, 2023
Date

State of TN)

County of Rutherford)

Sworn to and subscribed before this 21 day of Dec., 2023.

Notary Signature

My Commission Expires: 8/19/25

(seal)

