Karen Johnson Davidson County
Batch# 1087759 DEEDWARRSP
01/03/2024 07:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,445.37
20240103-0000404

SPECIAL WARRANTY DEED

CHRISTOPHER BUCKLEY BUTLER
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 $390,640.00.

Daniel Nang-Pau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH 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).
Daniel Nang Pau and Dim No 4232 Miranda Place Antioch, TN 37013	Daniel Nang Pau and Dim No 4232 Miranda Place Antioch, TN 37013	176 00 0 020.00

For and in consideration of the sum of Three Hundred Ninety Thousand Six Hundred Forty And No/100 Dollars ($390,640.00), 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 Daniel Nang Pau and Dim No, husband and wife, 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 362, FINAL SUBDIVISION PLAT HERITAGE LANDING-PHASE 4, according to the map or plat thereof, recorded in Plat Reception No. 202301100001966, 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.

This is unimproved ☐ improved ☒ 4232 Miranda Place, 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 29 day of Dec., 2023.

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

BY: Jean M Hutchinson

Jean M. Hutchinson, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

This instrument was acknowledged before me on this 29 day of Dec., 2023, by Jean M. Hutchinson, Assistant Secretary of D.R. Horton, Inc., a Delaware Corporation, on behalf of said corporation.

CBB

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 L. 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 29, 2023.

Penny L. Ray
Affiant Signature

December 29, 2023
Date

State of Tenn.)

County of Rutherford)

Sworn to and subscribed before this 29 day of Dec., 2023.

Notary Signature

My Commission Expires: 8/19/25

(seal)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY