Karen Johnson Davidson County
Batch# 1093204 DEEDWARRSP
01/24/2024 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,428.16
20240124-0004565

| | |
|---|---|
| **SPECIAL WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF RUTHERFORD<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,990.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2024.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 01/22/2026<br>(AFFIX SEAL) |

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**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). |
|---|---|---|
| Van Ta<br>4204 Miranda Place<br>Antioch, TN 37013 | Van Ta<br>4204 Miranda Place<br>Antioch, TN 37013 | 176 00 0 020.00 |

For and in consideration of the sum of Three Hundred Eighty-Five Thousand Nine Hundred Ninety And No/100 Dollars ($385,990.00), 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 Van Ta, a married man, 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 369, 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 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 ☒ 4204 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 19 day of January, 2024.

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

BY: _____
Sarah A Anderson, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

This instrument was acknowledged before me on this 19 day of Jan., 2024, 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)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**True Copy Certification**

I, Perry 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 January 19, 2024.

Perry G. Ray
Affiant Signature

January 19, 2024
Date

State of TN )

County of Rutherford )

Sworn to and subscribed before this 19 day of Jan., 20 24.

Notary Signature

My Commission Expires: 8/19/25

(seal)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY