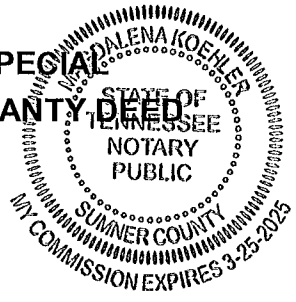
Karen Johnson Davidson County
Batch# 1096142 DEEDWARRSP
01/31/2024 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,417.06
20240131-0006664

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2023.

Magdalena Koehler
Notary Public

MY COMMISSION EXPIRES: 3-25-2025
(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).
Thang Khaw Kham and Man Khaw Cing 7476 Brady Lane Antioch, TN 37013	Thang Khaw Kham and Man Khaw Cing 7476 Brady Lane Antioch, TN 37013	176 00 0 020.00

For and in consideration of the sum of Three Hundred Eighty-Two Thousand Nine Hundred Ninety And No/100 Dollars ($382,990.00), 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., hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Thang Khaw Kham and Man Khaw Cing, 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 404, 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.

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 ☒ 7476 Brady Lane, 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 11 day of December, 2023.

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

BY: Sarah A. Anderson

Sarah A. Anderson, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

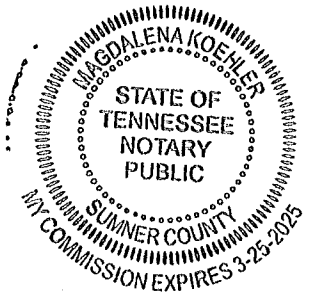
This instrument was acknowledged before me on this 11th day of December, 2023, by Sarah A. Anderson, Assistant Secretary of D.R. Horton, Inc., a Delaware Corporation, on behalf of said corporation.

Magdalena Koehler

Notary Public, State of Tennessee

My Commission Expires: 3-25-2025

(SEAL)



Tennessee Certification of Electronic Document

I, Summer Barton 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 12-11-23 (date of document).

Summer Barton
Affiant Signature

1-30-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 of January, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24