Karen Johnson Davidson County
Batch# 1096725 DEEDWARRSP
02/01/2024 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,812.96
20240201-0007119

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2024.

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).
Shady Mankarious 4169 Dolly Way Antioch, TN 37013	Shady Mankarious 4169 Dolly Way Antioch, TN 37013	176 00 0 020.00

For and in consideration of the sum of Four Hundred Eighty-Nine Thousand Nine Hundred Ninety And No/100 Dollars ($489,990.00), 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 Shady Mankarious, an unmarried 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 357, 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 the same portion conveyed Special Warranty Deed from Jenkins Nashville ACS, LLC, a Tennessee limited liability company to D.R. Horton, Inc., a Delaware corporation, dated December 10, 2021, filed December 13, 2021, recorded in Deed under Instrument No. 20211213-0164568, in the Register's Office of Davidson County, Tennessee.

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 ☒ 4169 Dolly Way, 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 30 day of January, 2024.

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

BY: _____
Jean M Hutchinson, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

This instrument was acknowledged before me on this 30 day of January, 2024, by Jean M Hutchinson, 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 30, 2024.

Perry G. Ray
Affiant Signature

January 30, 2024
Date

State of TN)

County of Rutherford)

Sworn to and subscribed before this 30 day of January, 20 24.

Notary Signature

My Commission Expires: 8/19/25

(seal)

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY