THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075** Karen Johnson 8atch # 1145041 06/10/2024 10:06:15 AM Fees: $13.00 Taxes: $2,109.00 Davidson County **DEEDWARR** 2 pgs 20240610-0043136	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$570,000.00**. **Affiant** Subscribed and sworn to before me, this **7th day of June, 2024.** **Notary Public** **My commission expires:** 1/26/25 MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 26, 2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael Westley Hare and **Amanda Joy Hare** **2044 Notchleaf Road** **Antioch, TN 37013**	NEW OWNER	**182 15 0B 110.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jeffrey Tyler Ensey, a single man, and Wenqing Ensey, a single woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Michael Westley Hare and Amanda Joy Hare, a married couple**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 110, on the plan of Final Plat CLOVER GLEN, PHASE 3B, as shown on plat of record in Instrument No. 20201006-0115873, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Tyler Ensey and Wenqing Ensey, husband and wife, by Special Warranty Deed from Meritage Homes of Tennessee Inc., an Arizona corporation, of record in Instrument No. 20220127-0009881, in the Register's Office for Davidson County, Tennessee, dated January 18, 2022 and recorded on January 27, 2022.

Jeffrey Tyler Ensey and Wenqing Ensey having since divorced, as evidenced by Divorce Decree and Marital Dissolution Agreement of record in Case No. 23D869 in the Circuit Court for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **2044 Notchleaf Road, Antioch, TN 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **7th day of June, 2024.**

Jeffrey Tyler Ensey

Wenqing Ensey

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 7th day of June, 2024, before me personally appeared Jeffrey Tyler Ensey and Wenqing Ensey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of June, 2024.

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY