Karen Johnson Davidson County
Batch# 1172189 DEEDWARRSP
08/20/2024 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20240820-0063718

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of August, 2024,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

AMANDA MAYNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Marina Abraham and Abram Abraham	loanDepot.com LLC	086 12 0D 040.00
(NAME)	(NAME)	
7233 Blue Gable Road	6561 Irvine Center Dr	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Irvine, CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **Meritage Homes of Tennessee, Inc., an Arizona Corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Marina Abraham and Abram Abraham, wife and husband**, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, more fully described as follows:

Being all of Lot No. 40 as shown on the Final Subdivision Plat for Riverbrook, Phase 4 of record in Instrument No. 20230505-0033388, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation by Warranty Deed from The Lux Development Group, LLC, a Tennessee limited liability company by deed dated December 29, 2020, and filed of record on January 6, 2021, of record in Instrument No. 20210106-0002300, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 7233 Blue Gable Road, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 15th day of August, 2024.

Meritage Homes of Tennessee, Inc., an Arizona Corporation

BY: _____

Jim Finan, VP of Finance

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jim Finan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Finance, and is authorized to execute the instrument on behalf of Meritage Homes of Tennessee, Inc., an Arizona Corporation, the within named bargainor, and that he as such Vice President of Finance, executed the foregoing instrument for the purposes therein contained.

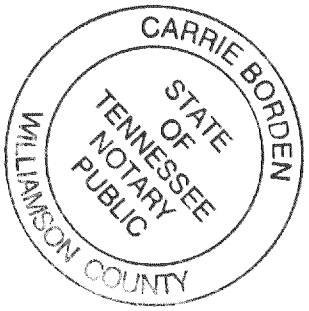
Witness my hand and official seal, this the 15th day of August, 2024.

_____

Notary Public

My Commission Expires: 11/21/25

(SEAL)



Certificate of Authenticity

I, Amanda Maynor, 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

August 15, 2024.

Date

Affiant Signature

August 20, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20 day of August, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON