Karen Johnson Davidson County
Batch# 1175068 DEEDWARRSP
08/28/2024 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,844.97
20240828-0066185

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $498,640.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 08-29-2027

(AFFIX SEAL)

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-29-2027

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Suite 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean W. Duval as Trustee of The Duval Family Trust dated December 10, 1999 as amended	loanDepot.com, LLC	050 07 0A 106.00 CO
(NAME)	(NAME)	
6176 Caminito Pan	6561 Irvine Center Dr	
(ADDRESS)	(ADDRESS)	
San Diego, CA 92120	Irvine, CA 92618	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Meritage Homes of Tennessee, Inc., an Arizona corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sean W. Duval as Trustee of The Duval Family Trust dated December 10, 1999 as amended**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 106, on the plan of Final Plat Skyridge Subdivision Phase 4, as shown on plat of record in Instrument 20240311-0016778, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation by Warranty Deed from Sallie R. Hicks Family, LLC, a Tennessee limited liability company and the George T. Hicks Family Trust UW dated May 27, 1992, dated 02/04/2021, of record in Instrument No. 20210205-0016827, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4937 Trail Ridge Court, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 27 day of August, 2024.

Meritage Homes of Tennessee, Inc.

By: _____

Richard Roberson, Vice President of Finance - South Region

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard Roberson with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of Finance - South Region of Meritage Homes of Tennessee, Inc., an Arizona corporation the within named bargainor, and corporation, and that he as such Vice President of Finance - South Region being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Richard Roberson as such Vice President of Finance - South Region.

Witness my hand and Official seal this 27 day of August, 2024.

_____
Notary Public:
My Commission Expires: 5-3-27

LISA J HORTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

202408280066185

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on August 27, 2024

AFFIANT

DATE: August 28, 2024

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 28 day of August, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/29/27

