Karen Johnson Davidson County
Batch# 1187131 DEEDWARRSP
09/27/2024 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,269.17
20240927-0074934

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,020.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Mae Boyd	loanDepot.com, LLC	050 07 0C 300.00
(NAME)	(NAME)	
550 Okeechobee Blvd, Apt 714	6561 Irvine Center Dr	
(ADDRESS)	(ADDRESS)	
West Palm Beach, FL 33401	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 **Jennifer Mae Boyd, an unmarried woman**, 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 Unit No. 300, on the plan of Skyridge Phase 3, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210914-0123153, amended and restated in Instrument No. 20211222-0168892, amended in Instrument No. 20220404-0038936, amended and restated in Instrument No. 20220419-0045110, amended in Instrument No. 20220509-0052784, supplemented in Instrument No. 20230315-0018671, Register's Office for Davidson County, Tennessee, reference to which is hereby made or 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 05/27/1992, 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 ☒ 4614 Ridge Bend Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2404985
Special Warranty Deed TN

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 26 day of September, 2024

Meritage Homes of Tennessee, Inc.

By: _____
Jim Finan, Vice President of Finance

State of Tennessee
County of Williamson

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

Witness my hand and Official seal this 26 day of September, 2024.

Lisa J Horton
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

CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman, do hereby make path 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 9/26/24.

Jennifer A Hoffman

AFFIANT

DATE: 9/26/24

STATE OF TENNESSEE

COUNTY OF Sumner

SWORN to and subscribed before me this 26th day of September, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027