Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT-SP-20011G

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mount Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-24-6016

Karen Johnson Davidson County
Batch # 1221902 DEEDWARR
12/31/2024 09 56 33 AM 2 pgs
Fees $13 00 Taxes $2,071 63

20241231-0101387

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of December, 2024

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyler Epps 2060 Notchleaf Road Antioch, TN 37013	CME Lending Group 8900 E. Sidewalk Rd Suite 101 Chesterton, IN 46304	182-15-0B-114.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Scott D. Haber and spouse, Lillian R. Haber

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler Epps,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 114, on the plan of Final Plat, Clover Glen, Phase 3A, as shown on plat of record in Instrument No. 20200706-0072119, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Scott D. Haber and spouse, Lillian R. Haber, by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated 3/17/2022 and recorded 3/25/2022 in Instrument No. 20220325-0034468, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is improved property known as: 2060 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 so 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 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 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.

Dated this the 26th day of December, 2024.

Scott D. Haber

Lillian R. Haber

STATE OF Virginia)

COUNTY OF Norfolk)

On this 26th day of December, 2024, before me personally appeared Scott D Haber and Lillian R Haber, 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 26th day of December, 2024.

Notary Signature Rasheda Jamille Rogers

My commission expires: December 31, 2027

RASHEDA JAMILLE ROGERS
NOTARY PUBLIC
REGISTRATION # 7322058
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DECEMBER 31, 2027