This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $479,990.00.

Affiant

Karen Johnson Davidson County
Batch# 1267682 DEEDWARR
05/02/2025 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,775.96
20250502-0034157

Subscribed and sworn before me this the 1st day of May, 2025.

Notary Public
My commission expires:
11-21-2027

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brenna Rose 4041 Arrowleaf Lane Antioch, TN 37013	~~Lender~~ New Owner	182-15-0B 162.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WOODSTON EUGENE MADDOX AND LUCERO ROSE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin J. Rose and Brenna Rose, Husband and Wife. , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Final Plat of Clover Glen, Phase 3B of record in Plat at Instrument No. 20201006-0115873, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Woodston Eugene Maddox, a single man, and Lucero Rose, a single woman, as tenants in common with right of survivorship, by deed dated 07/07/2021, from Woodston Eugene Maddox, a single man, of record in Instrument No. 20210708-0092413, Register's Office for said County.

Also being the same property conveyed to Woodston Eugene Maddox, a single man, by deed dated 06/15/2021, from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20210616-0081496, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4041 Arrowleaf Lane, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1st day of May, 2025.

Woodston Eugene Maddox

Lucero Rose

STATE OF TENNESSEE
COUNTY OF [illegible]

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Woodston Eugene Maddox and Lucero Rose, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2025.

My commission expires: 4/17/27

Notary Public

JUSTIN MOONEYHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Certificate of Authenticity

I, Holly A. Mason, 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 May 1, 2025.

Affiant Signature

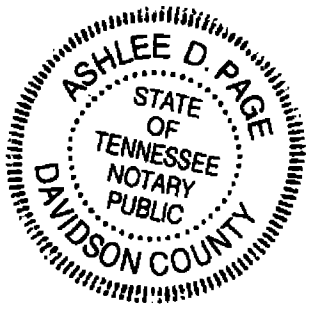
5/1/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of May, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2025