Karen Johnson Davidson County
Batch# 773586 DEEDWARRSP
12/14/2021 02:31:30 PM 5 pgs
Fees: $28.00 Taxes: $2,949.60
20211214-0165283

SPECIAL WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $797,190.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meritage Homes of Tennessee, Inc., an Arizona Corporation	Meritage Homes of Tennessee, Inc., an Arizona Corporation	0760000200 (Davidson County)
(NAME)	(NAME)	
8800 E. Raintree Drive, Suite 300	8800 E. Raintree Drive, Suite 300	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85260	Scottsdale, AZ 85260	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **J. D. Eatherly, Trustee of the J. D. Eatherly Revocable Living Trust, dated July 13, 2018**, hereinafter called the GRANTOR (S), has bargained and sold, and by these presents do transfer and convey unto **Meritage Homes of Tennessee, Inc., an Arizona Corporation**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

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 ☐ property, known as 53.146 Ac Chandler Road, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), its successors and/or 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), its successors and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hand(s) this 9th day of December, 2021.

J. D. Eatherly, Trustee of the J. D. Eatherly Revocable Living Trust, dated July 13, 2018

State of Tennessee
County of Davidson

Personally appeared before me J. D. Eatherly, Trustee of the J. D. Eatherly Revocable Living Trust, dated July 13, 2018, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of December, 2021.

Notary Public
My Commission Expires: 9/8/25

KATHLEEN KIRBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE TWELFTH COUNCIL DISTRICT OF METROPOLITAN NASHVILLE/DAVIDSON COUNTY, TENNESSEE, LOCATED ON TAX MAP 076 AS A PORTION OF PARCEL 20.00, A PORTION OF THE J.D. EATHERLY REVOCABLE LIVING TRUST, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT AN IRON PIN (STATE PLANE COORDINATES N: 683577.174. E: 1796323.578) IN THE SOUTH LINE OF HERITAGE HILLS PHASE 3, THIS BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN AND THE NORTHEAST CORNER OF HIDDEN HILL;

THENCE WITH HERITAGE HILLS PHASE 3 AND A FENCE N 88° 07' 03" E, 710.24 FEET TO AN IRON PIN ON THE OLE SOUTH/CRAIGHEAD PROPERTY LINE;

THENCE WITH THE OLE SOUTH/CRAIGHEAD PROPERTY S 16°18'34" E, 242.53 FEET TO AN IRON PIN AND S 8°25'18" W, 44.71 FEET TO AN IRON PIN AT THE COMMON CORNER OF OLE SOUTH/CRAIGHEAD PROPERTY AND HICKORY HILLS SECTION 11 PROPERTY;

THENCE WITH HICKORY HILLS SECTION 11 AND HICKORY HILLS 19 PHASE 3 SECTION 3 PROPERTY LINES THE FOLLOWING CALLS: S 12°00'20" W, 74.57 FEET TO AN IRON PIN, S 8°47'31" W, 50.10 FEET TO AN IRON PIN WITH (MEC INC. CAP), S 8°47'31" W, 130.14 FEET TO AN IRON PIN, S 9°46'03" W, 379.95 FEET TO AN IRON PIN, S 9°01'09" W, 293.56 FEET TO AN IRON PIN, IN THE SOUTH LINE OF HICKORY HILLS 19 PHASE 3, SECTION 3, AND BEING THE SOUTHWEST CORNER OF LOT 251 OF SAID SUBDIVISION, THE TRUE POINT OF BEGINNING FOR THIS PARCEL;

THENCE WITH THE SOUTH LINE OF SAID SUBDIVISION, S 79°21'20" E, 296.66 FEET TO AN IRON PIN, S 77°49'51" E, 180.56 FEET TO AN IRON PIN ON THE DAVIDSON COUNTY AND WILSON COUNTY DIVISION LINE;

THENCE WITH THE DAVIDSON COUNTY AND WILSON COUNTY DIVISION LINE, DIVIDING THE J.D. EATHERLY REVOCABLE LIVING TRUST PROPERTY S 16°18'34" E, 2364.52 FEET TO AN IRON PIN ON THE NORTH RIGHT OF WAY LINE OF NASHVILLE AND EASTERN RAILROAD AND CHANDLER ROAD RIGHT OF WAY;

THENCE WITH SAID RIGHT OF WAY LINE THE FOLLOWING CALLS: N 65°14'07" W, 119.53 FEET TO AN IRON PIN, BY A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 31°06'17", A RADIUS OF 1482.69 FEET, AN ARC LENGTH OF 804.92 FEET, A CHORD BEARING AND DISTANCE OF N 80°41'50" W, 795.07 FEET TO AN IRON PIN, S 82°15'29" W, 225.91 FEET TO AN IRON PIN, S 83°40'07" W, 294.76 FEET TO A POINT IN STONER CREEK, N 14°02'33" W, 27.12 FEET TO A POINT IN STONER CREEK, S 57°34'27" W, 26.60 FEET TO A POINT IN STONER CREEK, S 24°40'27" W, 15.00 FEET TO A POINT IN STONER CREEK, LEAVING STONER CREEK S 83°28'26" W, 357.87 FEET TO AN IRON PIN ON SPACIOUS SKIES LAND & INVESTMENTS, LLC PROPERTY LINE;

THENCE LEAVING THE NASHVILLE AND EASTERN RAILROAD AND CHANDLER ROAD RIGHT OF WAY AND WITH SPACIOUS SKIES LAND & INVESTMENTS, LLC PROPERTY LINE THE FOLLOWING CALLS: N 79°02'05" W, 344.15 FEET TO AN IRON PIN, N 8°03'00" E, 207.45 TO AN IRON PIN ON THE SOUTHEAST BANK OF STONER CREEK, N 28°45'25" W, 182.53 FEET TO A POINT IN THE CENTER OF STONER CREEK, N 5°34'23" W, 110.54 FEET TO A POINT IN THE CENTER OF STONER CREEK, N 18°16'53" W, 184.77 FEET TO A POINT IN THE CENTER OF STONER CREEK, N 59°04'21" W, 64.31 FEET TO A POINT IN THE CENTER OF STONER CREEK, S 85°50'50" W, 86.47 FEET TO A POINT IN THE CENTER OF STONER CREEK, N 55° 04'46" W, 38.37 FEET TO A POINT IN THE CENTER OF STONER CREEK, SAID POINT BEING A COMMON CORNER FOR THE PROPERTY HEREIN CONVEYED AND STONER MILL SUBDIVISION;

THENCE WITH STONER MILL SUBDIVISION PROPERTY LINE AND LEAVING STONER CREEK THE FOLLOWING CALLS: N 31°50'06" E, 156.60 FEET TO A 1" IRON PIPE, N 68°58'38" E, 46.86 FEET TO AN IRON PIN, N 74°25'54" E, 78.23 FEET TO AN IRON PIN N 78°27'09" E, 209.50 FEET TO AN IRON PIN, N 6°39'33" E, 77.87 FEET TO AN IRON PIN, N 6°52'45" E, 190.75 FEET TO AN IRON PIN, AND N 6°31'05" E, 69.96 FEET TO AN IRON PIN, THE COMMON CORNER BETWEEN STONER MILL SUBDIVISION AND HIDDEN HILL

SUBDIVISION;

THENCE LEAVING HIDDEN HILL SUBDIVISION LINE AND ALONG DESPERADO PARTNERS PARCEL THE FOLLOWING CALLS: S 75°22'36" E, 39.27 FEET TO A POINT, BY CURVE TO THE LEFT HAVING A DELTA ANGLE OF 67°26'27", A RADIUS OF 355.00 FEET, AN ARC LENGTH OF 417.86 FEET, A CHORD BEARING OF S 11°57'35" E, AND A CHORD LENGTH OF 394.15 FEET TO A POINT, S 45°40'48" E, 151.03 FEET TO A POINT, BY A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 39°01'59", A RADIUS OF 1165.00 FEET, AN ARC LENGTH OF 793.66 FEET, A CHORD BEARING OF S 65°11'47" E, AND A CHORD LENGTH OF 778.40 FEET TO A POINT, S 84°42'16" E, A DISTANCE OF 121.00 FEET TO A POINT, N 6°06'56" E, A DISTANCE OF 129.96 FEET TO A POINT, S 81°05'52" E,A DISTANCE OF 65.63 FEET TO A POINT, N 11°41'20" E, A DISTANCE OF 185.36 FEET TO A POINT, N 84°42'47" W, A DISTANCE OF 9.27 FEET TO A POINT, N 1°19'36" E, A DISTANCE OF 132.05 FEET TO A POINT, N 8°56'56" W, A DISTANCE OF 84.56 FEET TO A POINT, N 1° 47'35" W, A DISTANCE OF 191.36 FEET TO A POINT, BY A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 82°46'42", A RADIUS OF 30.10 FEET, AN ARC LENGTH OF 43.48 FEET, A CHORD BEARING OF N 43°09'16" W, AND A CHORD LENGTH OF 39.80 FEET TO A POINT, N 84°42'47" W, 116.49 FEET TO A POINT, BY A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 40°53'07", A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 303.27 FEET, A CHORD BEARING OF N 64°16'14" W, AND A CHORD LENGTH OF 296.88 FEET TO A POINT, N 44°19'12" E, A DISTANCE OF 145.60 FEET TO A POINT NEAR A CEMETERY, N 18°28'00" W, A DISTANCE OF 122.78 FEET TO A POINT, BY A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 25° 15'49", A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 110.23 FEET, A CHORD BEARING OF N 6°11'26" W, AND A CHORD LENGTH OF 109.34 FEET TO A POINT, N 6°26'28" E, A DISTANCE OF 598.19 FEET TO A POINT, N 28°24'31" E, A DISTANCE OF14.58 FEET TO THE POINT OF BEGINNING, CONTAINING 53.146 ACRES, MORE OR LESS.

BEING A TRACT OF LAND ACCORDING TO THAT CERTAIN ALTA/NSPS LAND SURVEY DATED OCTOBER 7, 2020 PREPARED BY JOEY C. WILSON, II, TN RLS #2089.

Being part of the same property conveyed to J. D. Eatherly, a married man by Warranty Deed dated 03/30/2017 from Frank E. Stratton, Jr. of record in Instrument 201704030032250, Register's Office for Davidson County, Tennessee.

Being part the same property conveyed to J. D. Eatherly, Trustee of the J. D. Eatherly Revocable Living Trust, dated July 13, 2018 by Quitclaim Deed dated 01/20/2020 from J. D. Eatherly of record in Instrument 202001290010735, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand do hereby make oath that I am a 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 law on 12-9-2021.

Affiant
Date: 12-10-2021

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 10th day of December, 2021

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024