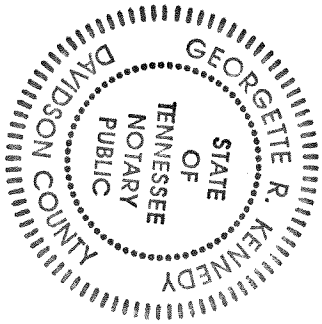
Karen Johnson Davidson County
Batch# 985759 DEEDWARRSP
03/28/2023 03:44:30 PM 5 pgs
Fees: $28.00 Taxes: $13,649.30
20230328-0022670

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,689,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2023.

Notary Public

MY COMMISSION EXPIRES: 01-06-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Meritage Homes Corporation 8800 E. Raintree Drive, Suite 300, Scottsdale, Arizona 85260

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	175-102.00 (being a portion of)
(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, **OLIVERI, LLC**, a Tennessee limited liability company, 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, hereinaftercalled the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" attached hereto.

This conveyance is further subject to (1) all applicable zoning ordinances and (2) other matters set forth on Exhibit "B" attached hereto.

unimproved X

This is improved ☐ property, known as _____
(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 our hands this 28th day of March, 2023.

GRANTOR:

OLIVERI, LLC, a Tennessee limited liability company

By: _____
David C. McGowan, Jr., Chief Manager

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, David C. McGowan, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath,acknowledged himself to be the Chief Manager of Oliveri, LLC, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

WITNESS my hand and seal this 28th day of March, 2023.

_____
Notary Public
My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 07, 2024

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description of Property

Tract I:

Land in Davidson County, Tennessee, being Lot Nos. 1, 12, 13, 14, 15, 16, 17, 18, 19, 20, 23, 24, 25, 26, 27, 28, 29, 31 and 32, on the final plat of record for Phase 3 Oliveri SP Subdivision recorded on May 10, 2022 as Batch # 852776, document # 20220510-0053138 with the Register of Deeds of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Tract II:

Land in Davidson County, Tennessee, being Lot Nos. 33, 34, 35, 36, 37, 38, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85 and 86, on the final plat of record for Phase 2 Oliveri SP Subdivision recorded on August 31, 2022 as Batch # 910676, document # 20220831-0098182 with the Register of Deeds of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Oliveri, LLC, a Tennessee Limited Liability Company by Warranty Deed from Caterina Oliveri, a single individual, dated 01/02/2020, of record in Instrument 202001020000492, Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes for 2023 and subsequent years, a lien not yet due and payable.

2. All matters shown on the plat of record in Plat Instrument 202205100053138, in the Register's Office for Davidson County, Tennessee. (Affects Tract I)

3. All matters shown on the plat of record in Plat Instrument 202208310098182, in the Register's Office for Davidson County, Tennessee. (Affects Tract II)

4. Declaration for Restrictions and Covenants for Stormwater Facilities and Systems Easement including terms and conditions thereof as recorded in Instrument 202203220033021.

5. Declaration of Covenants, Conditions and Restrictions for Oliveri, of record in Instrument No 20220526-0061516, and First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Oliveri, of record in Instrument No. 20221129-0125078, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Jennifer D Stacy 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 March 28, 2023.

Affiant
Date: March 28th, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 28th day of March, 2023

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY