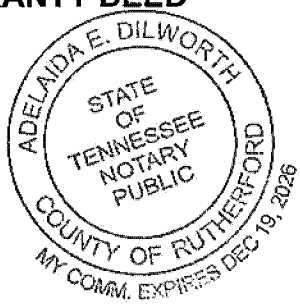
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,520.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1103533 DEEDWARRSP
02/22/2024 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,359.82
20240222-0012198

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Bonifacio	**Veterans United Home Loans**	050070C25100CO
(NAME)	(NAME)	
4547 Skywood Lane	**1400 Forum Blvd, Ste. 18**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Columbia, MO 65203**	
(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 **Eric Bonifacio, a single man**, 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. 251, on the plan of Final Plat of Skyridge Subdivision, 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, Instrument No. 20220419-0045110, Instrument No. 20220509-0052784 and Instrument No. 20230315-0018671, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being a portion 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 May 27, 1992 of record in Instrument No. 20210205-0016827 Register's Office for Davidson County, Tennessee, dated February 04, 2021 and recorded on February 05, 2021.

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 ☒ 4547 Skywood Lane, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 16 day of February, 2024.

Meritage Homes of Tennessee, Inc.

By: _____

Richard Roberson, Vice President of Finance - South Region

State of Tennessee
County of Williamson

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

Witness my hand and Official seal this 16 day of February, 2024.

_____

Notary Public:
My Commission Expires: 5-3-27



RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

Certificate of Authenticity

I, Adde Dilworth, 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

February 16, 2024.

Date

Affiant Signature

February 16, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **16** day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025