Karen Johnson Davidson County
Batch# 1124227 DEEDWARRSP
04/17/2024 03:52:30 PM 5 pgs
Fees: $28.00 Taxes: $9,897.50
20240417-0027538

SPECIAL WARRANTY DEED

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2024.

Notary Public

MY COMMISSION EXPIRES: 12-21-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Meritage Homes Corporation 18655 N. Claret Drive, Suite 400 Scottsdale, Arizona 85255

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	175-000-102.00 (being a portion of)
(NAME)	(NAME)	
18655 N. Claret Drive, Suite 400	18655 N. Claret Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85255	Scottsdale, AZ 85255	
(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 Lots 39-67 Oliveri, Antioch, TN 37013
(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 16th day of April, 2024.

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 16th day of April 2024.

_____
Notary Public
My Commission Expires: _____

RETURN TO:
Meritage Homes Corporation
18655 N. Claret Drive, Suite 400
Scottsdale, AZ 85255
Attn: Legal Department

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

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description of Property

Land in Davidson County, Tennessee, being Lot Nos. 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, and 67, on the Plan of Oliveri SP Subdivision, Phase 1, as shown on plat of record in Plat Instrument No. 202403150017966, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being a part of the same property conveyed to Oliveri, LLC, a Tennessee limited liability company by Warranty Deed from Caterina Oliveri, a single individual, dated 12/31/2019, of record in Instrument 202001020000492, Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes for 2024 and subsequent years, a lien not yet due and payable.

2. All matters have been shown on the plat of record in Plat Instrument 202403150017966, in the Register's Office for Davidson County, Tennessee.

3. Deed of Easements including terms and conditions thereof as recorded in Book 11491, Page 719.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, including terms and conditions thereof as recorded in Book 11766, Page 995.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 202306260048396, Register's Office for Davidson County, Tennessee.

6. Subject property is currently assessed under Greenbelt or agricultural use and will be subject to a roll back tax assessment pursuant to the Agricultural, Forest and Open Space Land Act of 1976 TCA Sec. 67-5-1001 et. seq. upon break up of the existing parcel into parcels of less than 15 acres or conversion of use.

7. Declaration of Covenants, Conditions, Conditions and Restrictions for Oliveri of record in Instrument 202205260061516, First Supplement in Instrument 202211290125078, Amended in Instrument 202303280022669, Second Supplement in Instrument 202308240066330, and Assignment to Declarant's Rights of record in Instrument 202303280022671, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, 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 April 16, 2024.

Affiant

Date: April 16, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 16th day of April, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY