SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1188410 DEEDWARRSP
10/01/2024 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,604.47
20241001-0076069

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,640.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of Dec, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

HANNAH A. KOLB
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 5, 2028

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bright Future LLC, a Tennessee limited liability company	Bright Future LLC, a Tennessee limited liability company	175 04 0B 046.00
(NAME) 2201 Murfreesboro Pike, Ste A222,	(NAME) 2201 Murfreesboro Pike, Ste A222,	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned **Meritage Homes of Tennessee, Inc., an Arizona corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bright Future LLC, a Tennessee limited liability company**, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, more fully described as follows:

Being all of Lot No. 46 as shown on the Final Subdivision Plat for Phase 1 Oliveri SP Subdivision of record in Instrument No. 20240315-0017966 Register's Office for 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 Special Warranty Deed from Caterina Oliveri by deed dated December 31, 2019, and filed of record on January 2, 2019, of record in Instrument No. 20200102-0000492, Register's Office for Davidson County, Tennesseen.

Further being part of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation by Oliveri, LLC, a Tennessee limited liability company dated April 16, 2024, and filed of

unimproved ☐
This is improved ☒ property, known as 1357 Heirloom Dr., , 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 said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 30 day of September, 2024.

Meritage Homes of Tennessee, Inc., an Arizona corporation

BY: _____
Jim Finan, VP of Finance

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

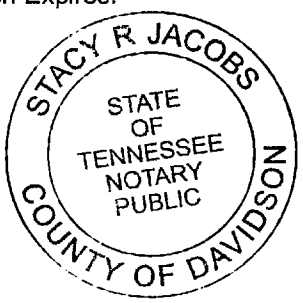
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jim Finan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Finance, and is authorized to execute the instrument on behalf of Meritage Homes of Tennessee, Inc., an Arizona Corporation, the within named bargainor, and that he as such Vice President of Finance, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 day of September, 2024.

Stacy R Jacobs
Notary Public

My Commission Expires: 3/9/2027

(SEAL)



Certificate of Authenticity

I, Kim Wyatt, 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 September 30, 2024.

Kim D. Wyatt
Affiant Signature

9/30/24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 30 day of September, 2024.

Mackenzie Hudson
Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal



RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-24-1357