Karen Johnson Davidson County
Batch# 1242236 DEEDWARRSP
02/28/2025 02:35:30 PM 6 pgs
Fees: $33.00 Taxes: $3,205.14
20250228-0015176

2025-0180

This instrument prepared by and after recording return to:

Biskind, Hunt & Semro, PLC,
8901 E. Pima Center Parkway, Suite 225,
Scottsdale, Arizona 85258,
Attn: Neil D. Biskind

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CONSIDERATION CERTIFICATE

STATE OF TN)

COUNTY OF Williamson)

The actual consideration or value, whichever is greater for this transfer is $866,253.41.

Affiant

Subscribed and sworn to before me this the 28 day of February, 2025.

Kimberly D Hicks
Notary Public

My Commission Expires: 1 / 21 / 26

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:

Meritage Homes of Tennessee, Inc.
18655 North Claret Drive
Suite 400
Scottsdale, AZ 85255

SEND TAX BILLS TO:

[SAME]

MAP/PARCEL NO.

See Attached **Exhibit B**

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TPG AG EHC III (MTH) MULTI STATE 4, LLC, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto MERITAGE HOMES OF TENNESSEE, INC., an Arizona corporation, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

Said property is transferred subject to: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to any master-planned community of which said tract or parcel of land is a portion, any matter shown on the plat of said tract or parcel of land referenced above, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, and any matter that would be disclosed by a current inspection or a current accurate ALTA/NSPS survey of said tract or parcel of land.

This is unimproved property known as Lots 5, 6, 7, 8, 9, 10 & 11, Hyde's Landing (fka Eaton's Creek), Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

[SIGNATURE ON FOLLOWING PAGE]

WITNESS its hand this 20th day of February, 2025.

TPG AG EHC III (MTH) MULTI STATE 4, LLC,
a Delaware limited liability company

By: Essential Housing Asset Management, LLC,
an Arizona limited liability company,
its Authorized Agent

By: _____
Steven S. Benson, its Manager

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 20th day of February, 2025, by Steven S. Benson, the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of TPG AG EHC III (MTH) MULTI STATE 4, LLC, a Delaware limited liability company, for and on behalf thereof.

_____
Notary Public

(SEAL)

VANESSA GARCIA
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION #653288
MY COMMISSION EXPIRES
AUGUST 31, 2027

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY
(*Hyde's Landing, Tennessee*)

Lots 5 thru 11, HYDES LANDING (fka EATON'S CREEK), as shown on plat of record in Plat Book 202311080087538, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed in Special Warranty Deed to Willow Branch Partners, LLC, a Tennessee Limited Liability Company, from Green Trails, LLC, a Tennessee Limited Liability Company, dated December 15, 2023, recorded December 18, 2023, at Instrument No. 20231218-0097275, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed in Special Warranty Deed to TPG AG EHC III (MTH) MULTI STATE 4, LLC, a Delaware limited liability company from Willow Branch Partners, LLC, a Tennessee Limited Liability Company, dated February 12, 2025, recorded February 14, 2025, at Instrument No. 20250214-0011190, in the Register's Office of Davidson County, Tennessee

EXHIBIT B

PARCEL NOS.

069 06 0C 005.00
069 06 0C 006.00
069 06 0C 007.00
069 06 0C 008.00
069 06 0C 009.00
069 06 0C 010.00
069 06 0C 011.00

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, 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 28 day of February, 2025.

K. Thomas Sidwell
Date: 2-28-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 28 day of February, 2025.

Notary Public
My Commission Expires: 1-21-26

