RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

# SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1305716
08/04/2025 09 55 44 AM
Fees $13 00 Taxes $1,594 66

Davidson County
DEEDWARRSP
2 pgs

20250804-0061432

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,990 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES.

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

**THIS INSTRUMENT WAS PREPARED BY**

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Super Prime Properties, LLC, a California limited liability company | Super Prime Properties, LLC, a California limited liability company | 076 05 0B 210 00 CO |
| (NAME) | (NAME) | |
| 17836 Santa Fe Circle | 17836 Santa Fe Circle | |
| (ADDRESS) | (ADDRESS) | |
| Fountain Valley, CA 92708 | Fountain Valley, CA 92708 | |
| (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 **Super Prime Properties, LLC, a California limited liability company**, 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 Lot No 210, on the Plan of Chandler Reserve, Phase 3, as shown on plat of record in Instrument No. 20241120-0090421, in the Register's Office, Davidson County, State of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc , an Arizona corporation by Warranty Deed from Desperado Partners, a Tennessee general partnership dated 07/26/2021, of record in Instrument No. 2021080-20103830, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc , an Arizona corporation by Warranty Deed from J. D. Eatherly, Trustee of the J D. Eatherly Revocable Living Trust, dated July 13, 2018, dated 12/09/2021, of record in Instrument No 20211214-0165283, Register's Office for Davidson County, Tennessee

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 ☒ 1741 Flora Grove, Hermitage, TN 37076
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

File No · 2660797
Special Warranty Deed TN

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 25th day of July, 20 25.

Meritage Homes of Tennessee, Inc.

By: _____
David Jennings, Vice President of Finance

State of Tennessee
County of Williamson

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

Witness my hand and Official seal this 25th day of July, 20 25

Lisa J Horton
Notary Public:
My Commission Expires. 5-3-27

LISA J HORTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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