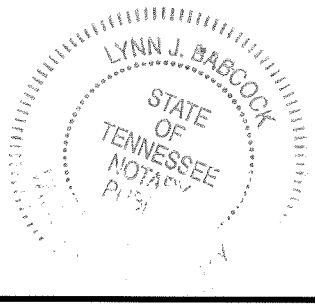
Karen Johnson Davidson County
Batch# 1330544 DEEDWARRSP
10/06/2025 12:41:30 PM 6 pgs
Fees: $33.00 Taxes: $8,325.00
20251006-0079552

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00

Georgette R Kennedy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2025.

Lynn J Babcock
Notary Public

MY COMMISSION EXPIRES: 12-10-28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Meritage Homes Corporation, 18655 North Claret Drive, Suite 400, Scottsdale, AZ 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	150-00-0-088.00
(NAME)	(NAME)	
18655 North Claret Drive, Suite 400	18655 North 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, **AMNON SHREIBMAN AND RUTH SHREIBMAN**, husband and wife, 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 ☑

This is improved ☐ property, known as 6103 Mt View Road 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 3rd day of October, 2025.

GRANTOR:

AMNON SHREIBMAN

RUTH SHREIBMAN

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Amnon Shreibman and Ruth Shreibman, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 3rd day of October, 2025.

Notary Public
My Commission Expires: December 19, 2026

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description of Property

LAND IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING BOUNDED ON THE WEST BY EVANGELICAL ARABIC CHURCH, INC. PROPERTY (INST. NO. 20070105-00021), LAKE TOWNE PARK, SECTION 2 (PLAT BOOK 6900, PAGE 111) AND SECTION 3 (PLAT BOOK 6900, PAGE 355), ON THE NORTH BY LAKE TOWNE PARK, SECTION 8 (PLAT BOOK 7900, PAGE 469), ON THE EAST BY WOOD (INST. NO. 20000915- 0091829), THOMPSON (INST. NO. 20150722-0071997), AND BRANDON (INST. NO. 20200519-0051596) PROPERTIES, AND ON THE SOUTH BY MT. VIEW ROAD AND HAMILTON CHURCH ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE NORTH RIGHT OF WAY LINE OF HAMILTON CHURCH ROAD, SAID IRON PIN LYING 50 FEET NORTH OF THE CENTERLINE OF HAMILTON CHURCH ROAD AND N 65°21'50' W, 285.53 FEET FROM THE CENTERLINE INTERSECTION OF HAMILTON CHURCH ROAD AND MT. VIEW ROAD, SAID IRON PIN HAVING A NORTHING OF 630,197.53 AND AN EASTING OF
1,788,489.798 NAD 83 (2011);

THENCE, LEAVING THE NORTH RIGHT OF WAY OF HAMILTON CHURCH ROAD AND WITH THE EAST PROPERTY LINE OF EVANGELICAL ARABIC CHURCH, INC. PROPERTY, THE FOLLOWING TWO CALLS;

N 07°46'15" E, 622.21 FEET TO A FENCE POST,
N 83°04'31" W, 40.79 FEET TO AN IRON PIN FOUND,

THENCE, WITH THE EASTERLY LINES OF LAKE TOWNE PARK SECTION 3 AND SECTION 2 THE FOLLOWING CALLS;

N 7°42'49" E, 370.06 FEET
TO AN IRON PIN SET, N
15°47'24" W, 65.18 FEET
TO AN IRON PIN SET, N
06°59'22" E, 38.00 FEET
TO AN IRON PIN SET,
N 07°04'18" E, 170.36 FEET TO AN IRON PIN FOUND, SAID IRON PIN BEING ON THE EASTERLY LINE OF LAKE TOWN PARK SECTION 2 AND THE SOUTHWEST CORNER OF LAKE TOWNE PARK, SECTION 8,

THENCE, WITH THE SOUTHERLY LINE OF LAKE TOWNE PARK, SECTION 8 THE FOLLOWING CALLS;

S 82°20'51" E, 156.93 FEET TO AN IRON PIN FOUND AT THE WESTERLY RIGHT OF WAY OF MAPLE TIMBER DRIVE,
S 82°38'00" E, 49.81 FEET TO AN IRON PIN FOUND AT THE EASTERLY RIGHT OF WAY OF MAPLE TIMBER DRIVE, S 81°54'01" E, 112.33 FEET TO AN IRON PIN FOUND,
N 69°25'07" E, 61.04 FEET TO AN IRON PIN SET,
S 81°59'22" E, 394.34 FEET TO AN IRON PIN SET, SAID IRON PIN BEING THE SOUTHEASTERLY CORNER OF LAKE TOWNE PARK, SECTION 8, AND A COMMON CORNER TO THE IKEJIANI PROPERTY AND THE WOOD PROPERTY,

THENCE, ALONG THE WESTERLY PROPERTY LINES OF THE WOOD PROPERTY, AND THE THOMPSON PROPERTY, S 08°15'56" W, 269.41 FEET FOUND TO AN IRON PIPE, SAID IRON PIPE BEING A COMMON CORNER TO THE THOMPSON PROPERTY AND THE BRANDON PROPERTY,

THENCE, WITH THE BRANDON PROPERTY THE FOLLOWING TWO CALLS;
S 08°14'38" W, 312.88 FEET TO AN IRON PIN SET,
S 76°33'50" E, 448.44 FEET TO AN IRON PIN SET ON THE NORTHWESTERLY RIGHT OF WAY LINE OF MT. VIEW ROAD,

THENCE, WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF MT. VIEW RD. THE

FOLLOWING CALLS; S 57°59'04" W, 765.07 FEET TO AN IRON PIN SET,
S 58°14'13" W, 214.94 FEET
TO AN IRON PIN SET, S
60°08'42" W, 100.18 FEET
TO AN IRON PIN SET,
BY A CURVE TO THE RIGHT HAVING A RADIUS OF 100.72 FEET, AN ARC LENGTH OF 88.04 FEET, AND A CHORD OF S 85°11'09" W, 85.26 FEET TO AN IRON PIN SET ON THE NORTHERLY RIGHT OF WAY LINE OF HAMILTON CHURCH ROAD,

THENCE, WITH THE RIGHT OF WAY LINE OF HAMILTON CHURCH ROAD THE

FOLLOWING THREE CALLS; N 69°46'25" W, 82.72 FEET TO AN IRON PIN SET,
BY A CURVE TO THE LEFT HAVING A RADIUS OF 1200.00 FEET, AN ARC LENGTH OF 32.90 FEET, AND A CHORD OF N 70°33'32" W, 32.90 FEET TO AN IRON PIN SET,
N 71°20'40" W, 111.44 FEET TO THE POINT OF BEGINNING, CONTAINING 22.258 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON & ASSOCIATES.

Being the same property conveyed to Amnon Shreibman and Ruth Shreibman, husband and wife by Warranty Deed from Therese A. McClurg, Successor Trustee and Beneficiary, and Phillip D. Burgess, Beneficiary, and Patrick M. Burgess Beneficiary of Kent Burgess and Billie B. Burgess Trust U/A dated December 13, 2008, dated 10/03/2022, of record in Instrument 202210050109904, Register's Office for Davidson County, Tennessee.

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes for 2026 and subsequent years, a lien not yet due and payable.

2. Grant of Utility Line Easement of record in Instrument 200907310071734, Register's Office for Davidson County, Tennessee, as approximately shown on the Survey.

3. Easements for the flow of any pond, stream or creek as much as there on lies, as approximately shown on the Survey.

4. Title to any portion of said land lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters.

5. All matters shown on that certain ALTA/NSPS Land Title Survey conducted by Joey C. Wilson II, TN RLS No. 2089, Wilson & Associates, P.C., dated 02/22/2024 and being designated Proj. No. 20-1559, including the following: a) wetlands designated PUBH as shown and b) fence meanders inside subject property along western boundary, as approximately shown on the Survey.

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 October 6, 2025.

Affiant
Date: October 6, 2025

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 6th day of October, 2025

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC