Karen Johnson Davidson County
Batch# 1346534 DEEDWARRSP
11/14/2025 03:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251114-0091168

This Instrument Prepared By:
Stewart Title Company
100 Bluegrass Commons Blvd., Ste 110
Hendersonville, TN 37075

INSTRUMENT OF CORRECTION
FOR
SPECIAL WARRANTY DEED (Instrument No. 20250620-0048666)

WHEREAS, by Special Warranty Deed of record in Instrument No. 20250620-0048666, Register's Office for Davidson County, Tennessee, Meritage Homes of Tennessee, Inc., an Arizona corporation, (hereafter "Grantor") conveyed certain property described therein to Nicholas Elliott, an unmarried man, (hereafter "Grantee"); and

WHEREAS, said Special Warranty Deed is irregular because the real property, as described therein, was improperly described; and

NOW THEREFORE, in order to correct said error and inadvertence, this Instrument of Correction is made, and for the consideration expressed in said former Special Warranty Deed, it is hereby understood and agreed that the aforesaid error is corrected as follows:

The previous legal description is hereby deleted and the correct property/legal description is now shown as follows:

Land in Davidson County, Tennessee, being Lot No. 174, on the Plan of Chandler Reserve, Phase 3, as shown on plat of record in Instrument No. 20241120-0090421, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

IT IS EXPRESSLY AGREED that all other terms and provisions of said Special Warranty Deed of record in Instrument No. 20250620-0048666, Register's Office for Davidson County, Tennessee shall remain in full force and effect.

IN WITNESS WHEREOF, this instrument has been executed on this the 10th day of November, 2025.

GRANTOR

Meritage Homes of Tennessee, Inc., an Arizona corporation

By: David Jennings, Vice President of Finance

GRANTEE

Nicholas Elliott

STATE OF TENNESSEEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared David Jennings, 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 of Meritage Homes of Tennessee, Inc., the within named bargainor, an Arizona corporation, 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 10th day of November, 2025.

Notary Public

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

My Commission Expires:
6/29/27

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas Elliott, with whom I am personally acquainted and who, upon oath, acknowledged that they executed the forgoing instrument for the purposes contained therein.

WITNESS my hand and official seal this the 14th day of November, 2025.

Notary Public

My Commission Expires:
6/29/27

DEBORAH A RAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027

# CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am 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 the law on 11/14/25.

AFFIANT

DATE: 11/14/25

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 14 day of November, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-29-2027