Karen Johnson Davidson County
Batch# 1358602 DEEDWARRSP
12/16/2025 12:04:30 PM 9 pgs
Fees: $48.00 Taxes: $11,588.40
20251216-0099988

SPECIAL WARRANTY DEED

MEAH THOMISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December 2025.

Notary Public

MY COMMISSION EXPIRES: 6/26/29

(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
TPG AG EHC III (MTH) Multi State 1, LLC c/o Essential Housing Asset Management, LLC	Meritage Homes of Tennessee, Inc., an Arizona Corporation	164-00-0-042.00 150-00-0-125.00
(NAME)	(NAME)	
8585 East Hartford Drive, Suite 118	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 SPOUSE, RUTH SHREIBMAN AND NIR HOMES, INC.**, a Tennessee corporation, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **TPG AG EHC III (MTH) Multi State 1, LLC**, a Delaware limited liability company, 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 3124 Murfreesboro Pike & 3201 Hamilton Church Rd 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 5th day of December,2025.

GRANTOR:

AMNON SHREIBMAN

State of Tennessee

County of RUTHERFORD

Personally appeared before me, a notary public in and for the state and county aforementioned, Amnon Shreibman, 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 5th day of DECEMBER ,2025.

Notary Public
My Commission Expires: 2.24.2026

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RUTH SHREIBMAN, by Amnon Shreibman, as Attorney-in-Fact, pursuant to General Durable Power of Attorney dated December 20, 2024 recorded in Instrument 20251215-0099324 Register's Office for Davidson County, Tennessee

State of Tennessee

County of RUTHERFORD

Personally appeared before me, a notary public in and for the state and county aforementioned, Amnon Shreibman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for Ruth Shreibman, the within named bargainor, and that he as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ruth Shreibman, the bargainor, by the said Amnon Shreibman, as Attorney-in-Fact.

WITNESS my hand and seal this 5th day of DECEMBER ,2025.

Notary Public
My Commission Expires: 2.24.2026

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NIR HOMES, INC., a Tennessee corporation

By: _____

Name : Amnon Shreibman

Title: President

State of Tennessee

County of RUTHERFORD

Personally appeared before me, a notary public in and for the state and county aforementioned, Amnon Shreibman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of NIR Homes, Inc., and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and seal this 5th day of DECEMBER, 2025.

_____

Notary Public

My Commission Expires: 2.24.2026

ALEXIS STEELMAN
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

Parcel I:

A TRACT OF LAND IN THE 2ND, FORMERLY THE 3RD, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NO. 5 AND 6 IN THE SUBDIVISION OF THE LAND OF THOMAS J. MILLER, DECEASED, AS PARTITIONED AMONG HIS HEIRS-AT-LAW, OF RECORD IN BOOK 115, PAGE 324, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. I ON THE PLAN OF THE POPE FARM, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY GEO. W. WATKINS, SURVEYOR, FEBRUARY 28, 1951, AS FOLLOWS:

BEGINNING IN THE CENTER OF THE MURFREESBORO PIKE AT THE CORNER OF LOTS NOS. 5 AND 6 IN THE SUBDIVISION OF THE SAID THOMAS J. MILLER LANDS; THENCE NORTH 37° 45' EAST 731 FEET; THENCE NORTH 34° 40° EAST 844 FEET TO THE CORNER OF LOTS NOS. | AND 7 ON SAID SURVEY; THENCE WITH THE SOUTHERLY LINE OF LOTS NOS. 7, 6 AND 5, NORTH 85° 45' WEST 629 FEET TO THE CORNER OF LOTS NOS. 1 AND 2 ON SAID SURVEY; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTH 31° 15' WEST 1145 FEET TO THE CENTER OF THE MURFREFSBORO PIKE; THENCE WITH THE CENTER OF SAME, SOUTH 46° EAST 445.5 FEET TO THE BEGINNING, CONTAINING 15.48 ACRES, MORE OR LESS.

Parcel II:

The following real estate located in the 2nd Civil District, formerly the 3rd Civil District, of Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Beginning at an Iron Rod (Old); said point being the northeast corner of Lot 101 of Hamilton Glen Subdivision, of record on the Final Plat of Hamilton Glen in Instrument No. 20020110-0004038, Register's Office for Davidson County, Tennessee.

Thence North 10 Degrees 14 Minutes 23 Seconds East, 45.47 Feet to a PK Nail (New) at the centerline of Hamilton Church Road and the Point of Beginning;

Thence following said centerline of Hamilton Church Road, South 80 Degrees 28 Minutes 23 Seconds East, 148.00 Feet to a PK Nail (New); said point being the northeast comer of the (subject) David Wayne Clopton and wife Cindy Dawn Clopton property, said point also being the northwest property of the Myrtle Clopton and Lorene Goodman property of record in Deed Book 3855, Page 208, Register's Office for Davidson County, Tennessee,

Thence along the west line of said Goodman property South 10 Degrees 51 Minutes 27 Seconds West, 222.00 Feet to an Tron Rod (New), being the southwest comer of sale Goodman property;

Thence South 79 Degrees 27 Minutes 30 Seconds East, 62.40 Feet to an Iron Rod (Old); said point being the southeast corner of said Myrtle Clopton and Lorene Goodman property; said point also being in the west line of the Oliver Arellano Rayo and Karla Torres property, of record in Deed Book 4153, Page 397, Register's Office for Davidson County, Tennessee;

Thence South 10 Degrees 13 Minutes 38 West Seconds West, 597.75 Feet to the southwest comer of said Oliver Arellano Rayo and Karta Torres property; said point also being in the north line of the James Michael and Deborah Jean Elkins property of record in Instrument No. 20030827-0124625, Register's Office for Davidson County, Tennessee;

Thence North 80 Degrees 52 Minutes 36 West Seconds East, 210.64 Feet to an Iron Rod (New); said

point being the southwest corner of said (subject) David Wayne Clopton and wife Cindy Dawn Clopton property; said point also being in the north line of the James Michael and Deborah Jean Elkins property; said point also being the southeast comer of the Hamilton Glen Homeowners Association property, more particularly described on the Final Plat of Hamilton Glen of record in Instrument No. 200201 10-0004038, Register's Office for Davidson County, Tennessee.

Thence North 9 Degrees 59 Minutes 28 Seconds East, 90.30 Feet to an Iron Rod (New); said point being in the east line of said Hamilton Glen Homeowners Association property;

Thence North 10 Degrees 36 Minutes 06 Seconds East, 453.45 Feet along the east line of said Hamilton Glen to an Iron Rod (New), said point being in the east Lot line of Lot 105 of Hamilton Glen, being the George Georase Salh, Aiad Evon and Mark Ibraham property of record in Instrument No. 20200427-0043708, Register's Office for Davidson County, Tennessee.

Thence North 10 Degrees 14 Minutes 23 Seconds East, 233.12 Feet along the east line of said Hamilton Glen to the centerline of Hamilton Church Road, being the northwest corner of the (subject) David Wayne Clopton and wife Cindy Dawn Clopton property and the Point of Beginning.

Containing 158,187 Square Feet or 3.63 Acres.

BEING ALSO DESCRIBED AS FOLLOWS:

PARCEL I:

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY HAMILTON GLEN SUBDIVISION AS OF RECORD BY INSTRUMENT NUMBER PL-20020110-0004038 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE (R.O.D.C.), BY NIR HOMES, INC AS OF RECORD IN DB-20220321-0031903 R.O.D.C, BY OLIVER ARELLANO RAYO & KARLA TORRES AS OF RECORD IN DB-20210429-0057612 R.O.D.C, BY JUAN CASTELANO AS OF RECORD IN DB-20221123-0123903 R.O.D.C, AND BY JEWELL E. PROPER AS OF RECORD IN QC-00005244-0000313 R.O.D.C; BOUNDED ON THE EAST BY AGAIBI FAWZY AS OF RECORD IN QC-20170113-0004009 R.O.D.C., BY CASCADES APARTMENTS, LLC AS OF RECORD IN QC-20170113-0004009 R.O.D.C., AND BY HABITAT FOR HUMANITY OF GREATER NASHVILLE AS OF RECORD IN DB-20190701-0063551 R.O.D.C.; BOUNDED ON THE SOUTH BY A VARYING RIGHT OF WAY FOR MURFREESBORO PIKE; BOUNDED ON THE WEST BY THE CONVENTION OF THE PROTESTANT EPISCOPAL CHURCH AS OF RECORD IN DB-00006196-0000776 R.O.D.C.

BEGINNING AT FOUND 5/8" CAPPED ROD "BWSC" AT THE SOUTHEAST CORNER OF THE CONVENTION OF THE PROTESTANT EPISCOPAL CHURCH, SAID ROD BEING ALONG THE NORTH MARGIN OF MURFREESBORO PIKE, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT HAVING A TENNESSEE STATE PLANE COORDINATES NORTH: 629,055.44 FEET EAST: 1,784,400.99 FEET (NAD 83) 2011, U.S. SURVEY FEET;

THENCE, ALONG THE EASTERN BOUNDARY OF CONVENTION OF THE PROTESTANT EPISCOPAL CHURCH, N 35°58'38" E, for a distance of 1110.81 FEET TO A 5/8" ROD FOUND AT THE SOUTHERN BOUNDARY OF HAMILTON GLEN SUBDIVISION, SAID ROD BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG THE SOUTHERN BOUNDARY OF HAMILTON GLEN, S 82°00'30" E, for a distance of 111.93 FEET TO A 1/2" CAPPED ROD "WAMBLE, BEING THE SOUTHWEST CORNER OF NIR HOMES, INC;

THENCE, S 80°18'22" E, for a distance of 210.47 FEET TO A FENCE POST FOUND BEING THE SOUTHWEST CORNER OF RAYO & TORRES;
THENCE, S 80°44'17" E, for a distance of 109.60 FEET TO A RAILROAD SPIKE BEING THE SOUTHWEST CORNER OF CASTELANO;

THENCE, S 80°54'24" E, for a distance of 100.40 FEET TO A 1" PIPE BEING THE SOUTHWEST CORNER OF PROPER;
THENCE, S 80°09'00" E, for a distance of 96.06 FEET TO A 1/2" CAPPED ROD "ELI" BEING ALONG THE WEST BOUNDARY OF FAWZY, SAID ROD ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, S 39°50'28" W, for a distance of 97.10 FEET TO A 1/2" ROD BEING THE NORTHWEST CORNER OF CASCADES APARTMENTS;
THENCE, S 39°9'41" W, for a distance of 548.99 FEET TO AN IRON ROD FOUND BEING THE NORTHWEST CORNER OF HABITAT FOR HUMANITY OF GREATER NASHVILLE;
THENCE, S 41°53'52" W, for a distance of 836.46 FEET TO A CONCRETE MONUMENT FOUND;
THENCE, S 41°53'52" W, for a distance of 11.57 FEET TO A 5/8" IRON ROD FOUND ALONG THE NORTHERLY MARGIN OF MURFREESBORO PIKE AND BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG THE NORTHERLY MARGIN OF MURFREESBORO PIKE, THE FOLLOWING CALLS: along a curve to the left, having a radius of 1408.25 FEET, an arc length of 11.20 FEET, a delta angle of 00° 27' 21", a chord bearing of N 40°56'19" W, and a chord distance of 11.20 FEET TO A 5/8" CAPPED ROD "WILSON";
N 41°09'60" W, for a distance of 410.89 FEET TO A CONCRETE MONUMENT; S 42°35'46" W, for a distance of 4.48 FEET TO A CONCRETE MONUMENT;
N 41°25'27" W, for a distance of 25.32 FEET TO THE POINT OF BEGINNING, CONTAINING 654,700 SQUARE FEET OR 15.030 ACRES, MORE OR LESS, BASED ON A SURVEY BY WILSON & ASSOCIATES IN MARCH 2024.

PARCEL II:

LAND LYING IN DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY HAMILTON CHURCH ROAD VARYING RIGHT OF WAY; BOUNDED ON THE EAST BY MYRTLE LORENE GOODMAN CLOPTON AS OF RECORD BY INSTRUMENT NUMBER QC-20201125-0138288 IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE
(R.O.D.C.) AND BY OLIVER ARELLANO RAYO & KARLA TORRES AS OF RECORD IN DB-20210429-0057612 R.O.D.C; BOUNDED ON THE SOUTH BY AMMON & RUTH SHREIBMAN BY INSTRUMENT NUMBER DB-20221202-0126222 R.O.D.C.; AND BOUNDED ON THE WEST BY HAMILTON GLEN SUBDIVISION AS OF RECORD BY INSTRUMENT NUMBER PL-20020110-0004038 R.O.D.C.;

BEGINNING AT FOUND 1/2" IRON ROD AT THE NORTHWEST CORNER OF MYRTLE LORENE GOODMAN CLOPTON, SAID ROD BEING ALONG THE SOUTH MARGIN OF HAMILTON CHURCH ROAD, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT HAVING A TENNESSEE STATE PLANE COORDINATES NORTH: 630,694.03 FEET EAST: 1,785,455.18 FEET (NAD 83) 2011, U.S. SURVEY FEET; THENCE, ALONG THE WEST AND SOUTH BOUNDARY OF MYRTLE LORENE GOODMAN CLOPTON, THE FOLLOWING CALLS:

S 9°14'52" W, FOR A DISTANCE OF 190.00 FEET TO A 5/8" IRON ROD FOUND;

S 80°44'16" E, FOR A DISTANCE OF 58.31 FEET TO A 5/8" CAPPED IRON ROD SET, SAID ROD BEING ALONG THE WEST BOUNDARY OF OLIVER ARELLANO RAYO & KARLA TORRES;
THENCE, ALONG RAYO & TORRES, S 10°30'44" W, FOR A DISTANCE OF 604.01 FEET TO A FENCE POST FOUND, SAID POST BEING ALONG THE NORTH BOUNDARY OF AMMON & RUTH SHREIBMAN AND BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;
THENCE, ALONG SHREIBMAN'S NORTH BOUNDARY, N 80°18'22" W, FOR A DISTANCE OF 210.47 FEET TO A 1/2" CAPPED ROD "WAMBLE", SAID ROD BEING THE SOUTHEAST CORNER OF HAMILTON GLEN SUBDIVISION, SAID ROD ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;
THENCE, ALONG THE EAST BOUNDARY OF HAMILTON GLEN SUBDIVISION, THE FOLLOWING

CALLS:

N 9°54'0" E, FOR A DISTANCE OF 87.95 FEET TO A 1/2" CAPPED ROD "WAMBLE";
N 10°38'44" E, FOR A DISTANCE OF 453.47 FEET TO A 1/2" CAPPED ROD "WAMBLE";
N 10°15'42" E, FOR A DISTANCE OF 250.86 FEET TO AN ANGLE IRON FOUND, PASSING THROUGH A 1/2" CAPPED ROD "WAMBLE" AT 245.11 FEET, SAID ANGLE IRON BEING ALONG THE SOUTH MARGIN OF HAMILTON CHURCH ROAD AND BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;
THENCE, ALONG HAMILTON CHURCH ROAD, S 80°48'26" E, FOR A DISTANCE OF 148.98 FEET TO THE POINT OF BEGINNING, CONTAINING 155,787 SQUARE FEET OR 3.576 ACRES, MORE OR LESS, BASED ON A SURVEY BY WILSON & ASSOCIATES IN MARCH 2024.

Being the same property conveyed to Amnon Shreibman and spouse, Ruth Shreibman by Warranty Deed from James Michael Elkins and wife, Deborah Jean Elkins, dated 11/29/2022, of record in Instrument 202212020126222, and as Affected by Scrivener's Error Affidavit of record in Instrument 202212130129409, Register's Office for Davidson County, Tennessee. (Parcel I).

Being the same property conveyed to NIR Homes, Inc., a Tennessee corporation by Warranty Deed from David Wayne Clopton and wife, Cindy Dawn Clopton, dated 03/03/2022, of record in Instrument 202203210031903, Register's Office for Davidson County, Tennessee. (Parcel II).

EXHIBIT B TO SPECIAL WARRANTY DEED

Permitted Exceptions

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

2. Easement to Tennessee Power Co. of record in Book 437, Page 20, Register's Office for Davidson County, Tennessee. (Parcel I & II)

3. Right of Way Easement of record in Book 3617, Page 297, and Book 4578, Page 377, Register's Office for Davidson County, Tennessee, as approximately shown on the Survey. (Parcel I)

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7640, Page 551, Register's Office for Davidson County, Tennessee, as approximately shown on the Survey. (Parcel II)

5. Grant of Transmission Line Easement of record in Instrument 200208210101050, Register's Office for Davidson County, Tennessee, as approximately shown on the Survey. (Parcel II)

6. Grant of Transmission Line Easement of record in Instrument 200209170113161, Register's Office for Davidson County, Tennessee, as approximately shown on the Survey. (Parcel I)

7. Easement for Right of Way of Hamilton Church Road and Murfreesboro Pike described in Deed of record in Deed Book 1969, Page 285, Register's Office for Davidson County, Tennessee, as approximately shown on the Survey. (Parcel I & II)

8. All matters shown on that certain ALTA/NSPS Land Title Survey conducted by Jonathan D. Slemp, TN RLS No. 3123, Wilson & Associates, P.C., dated 3/8/2024, and being designated Proj. No. 20-1495, including the following: a) overhead power lines shown without benefit of a recorded easement and b) possible fence encroachment.

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 December 12, 2025.

Affiant
Date: December 12, 2025

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 12th day of December, 2025

Notary Public

My Commission Expires: 11/8/28

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY