SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1361000 DEEDWARRSP
12/23/2025 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20251223-0101737

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of December 2025

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ELAINA ROSE RAGAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 25, 2027
COUNTY OF DICKSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Legacy Future LLC, a Tennessee Limited Liability Company	Legacy Future, LLC	182 07 0A 226.00
(NAME)	(NAME)	
833 Lewis Way	2201 Murfreesboro Pike #A222	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Meritage Homes of Tennessee, Inc, an Arizona Corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Legacy Future LLC, a Tennessee Limited Liability Company, hereinafter referred to as Grantee, his/her/their heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 226, as shown on the Final Plat (Major Subdivision), Parks at Cane Ridge Phase 1D, of record in Instrument No. 20241217-0097884, subject to Affidavit of Scrivener's Error recorded in Instrument No. 20251118-0091934, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc, an Arizona corporation, from Cane Ridge TN, LLC, a Delaware limited liability company, fka DRAPAC GROUP 46, LLC, by Special Warranty Deed dated January 30, 2023, recorded January 31, 2023, in Instrument No. 20230131-0007154, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 333 Lewis Way, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 17th day of December, 2025.

Meritage Homes of Tennessee, Inc.

BY: _____
Dave Jennings, Vice President of Finance

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dave 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, and is authorized to execute the instrument on behalf of Meritage Homes of Tennessee, Inc., an Arizona Corporation, the within named bargainor, 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 17th day of December, 2025.

_____
Notary Public

My Commission Expires:

(SEAL)

CHERYL A FIGLIO
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-18-2028

Certificate of Authenticity

I, Natalie McKee, do hereby make oath that I am a licensed attorney and/or the 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 19, 2025.

Affiant Signature

12/19/2025
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 19 day of December, 2025.

Elaina Rose Ragan
Notary's Signature

My Commission Expires: Aug 25, 2027

Notary's Seal



RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-833