SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1367453 DEEDWARRSP
01/08/2026 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260108-0001606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of December, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 12-2-28

KAREN E. TINDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

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).
Phillip Ballentine, an unmarried man	loanDepot.com, LLC	182 07 0A 070.00
(NAME)	(NAME)	
852 Lewis Way	6561 Irvine Center Dr	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Irvine, CA 92618	
(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 **Phillip Ballentine, an unmarried man,** 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Being all of Lot No. 70 of Briarcreek F/K/A Parks at Cane Ridge by Final Plat for Parks at Cane Ridge Phase 1D of record in Instrument No. 20241217-0097884, Register's Office for Davidson County, Tennessee, for a more complete description of said lot.

Being part of the same property conveyed to DRAPAC Group 46, LLC, a Delaware limited liability company by Special Warranty Deed from PNB Holding Co. 2, Inc., a Tennessee corporation by deed dated February 6, 2015 and filed of record on February 9, 2015 of record in Instrument No. 20150209-0011683, Register's Office for Davidson County, Tennessee.

Further being part of the same of the same property conveyed to Cane Ridge TN, LLC, a Delaware limited liability company by Special Warranty Deed from Christopher B. Clark by deed dated February 16, 2019 and filed of record on February 26, 2019 of record in Instrument No. 20190226-0017491, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation by Special Warranty Deed from Cane Ridge TN, LLC, a Delaware limited liability company fka DRAPAC GROUP 46, LLC, by deed dated January 23, 2023 and filed of record on January 31, 2023, of record in Instrument No. 20230131-0007154, Register's Office for 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 852 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 22nd 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 22nd day of December, 2025.

Stacy R Jacobs
Notary Public

My Commission Expires: 3/9/2027

(SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Lacey Chumley, 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 22, 2025.

Date

Lacey Chumley

Affiant Signature

January 7, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of January, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON