SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1387526 DEEDWARRSP
03/03/2026 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,471.86
20260303-0016531

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of February, 2026,

Notary Public

MY COMMISSION EXPIRES: 11/8/26
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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).
Swarna Matsa	**Sistar Mortgage Company**	069 06 0C 011.00
(NAME)	(NAME)	
2005 Southlake Glen Drive	**35871 Mound Road, Suite 201**	
(ADDRESS)	(ADDRESS)	
Southlake, TX 76092	**Sterling Heights, MI, 48310**	
(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 **Swarna Matsa,** married woman, 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. 11, Hydes Landing (f/k/a Eaton's Creek), as shown on plat of record in Instrument No. 20231108-0087538, in the Register's Office for said Davidson County, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Willow Branch Partners, LLC, a Tennessee limited liability company by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company, dated December 15, 2023 and recorded December 18, 2023 in Instrument No. 20231218-0097275, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to TPG AG EHC III (MTH) Multi State 4, LLC, a Delaware limited liability company by Special Warranty Deed from Willow Branch Partners, LLC, a Tennessee limited liability company, dated February 12, 2025 and recorded February 14, 2025 in Instrument No. 20250214-0011190, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona corporation by Special Warranty Deed from TPG AG EHC III (MTH) Multi State 4, LLC, a Delaware limited liability company, dated February 26, 2025 and recorded February 28, 2025 in Instrument No. 20250228-0015176, in the 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 4291 Ashland City Hwy Nashville TN 37218

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 27th day of February, 2026.

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 27th day of February, 2026.

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, Alicia Johnson, do hereby make oath that I am 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 **February 27, 2026**

Affiant Signature

02/27/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **February 27, 2026**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY