Prepared By:
Rahel Mellese Bonger

After Recording Return To:
816 Lewis Way
Antioch, Tennessee 37013

Karen Johnson Davidson County
Batch # 1438456
06/26/2026 09:45:17 AM DEEDQC
Fees: $37.00 Taxes: $0.00 7 pgs
20260626-0057830

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On June 24, 2026 THE GRANTOR(S),

Rahel Mellese Bonger ("Grantor"), a single person, of 816 Lewis Way, Antioch, Davidson County, Tennessee 37013

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Living Trust of Rahel Mellese Bonger Dated June 24, 2026, ("Grantee") Rahel Mellese Bonger, Trustee, residing at 816 Lewis Way, Antioch, Davidson County, Tennessee 37013

the following described real estate, situated in Antioch, in the County of Davidson, State of Tennessee

The legal description is:

Being all of Lot No. 79 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 Meritage Homes of Tennessee, Inc., an Arizona corporation, by Special Warranty Deed from Cane Ridge TN, LLC, a Delaware limited liability company f/k/a DRAPAC GROUP 46, LLC, 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.

Prior instrument reference: Book _____, Page _____.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Grantor is transferring the property to her own revocable living trust. No consideration is paid and beneficial ownership remains unchanged

Tax Parcel Number: 182 182 07 0A 079 00

Mail Tax Statements To:
Rahel Mellese Bonger
816 Lewis Way
Antioch, Tennessee 37013

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 06/24/2026

Rahel B

Rahel Mellese Bonger
816 Lewis Way
Antioch, Tennessee, 37013

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 24th day of June 2026 before me personally appeared Rahel Mellese Bonger, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

Behabtu
Notary Public

Tennessee Notary Public
Title (and Rank)

My commission expires My Commission Expires 09/07/202

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Rahel.B
Affiant
Affiant's Name: Rahel Bonger

BEHABTU WOLDESENBET
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1375380 DEEDWARRSP
02/03/2026 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260203-0007392

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

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).
Rahel Bonger, an unmarried woman	loanDepot.com, LLC	182 182 07 0A 079.00
(NAME)	(NAME)	
816 Lewis Way	6531 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 **Rahel Bonger, an unmarried 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:

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

Being all of Lot No. 79 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.

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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 816 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 28th day of January, ~~2025.~~ 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 28th day of January, ~~2025.~~ 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, 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

January 28, 2026.

Date

Lacey Chumley

Affiant Signature

January 29, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 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