Karen Johnson Davidson County
Batch# 1451622 DEEDWARRSP
07/27/2026 08:12:30 AM 5 pgs
Fees: $28.00 Taxes: $1,557.70
20260727-0067832

THIS INSTRUMENT PREPARED BY:
First American Title Company
2550 Meridian Blvd, Ste 220
Franklin, TN 37067

File No. 16156-2838822

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-fourth day of July, 2026**, by and between **Meritage Homes of Tennessee, Inc. an Arizona Corporation**, party of the first part, and **Gerald Montross, an unmarried man**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No. 195 on the Final Subdivision Plat of CHANDLER RESERVE, PHASE 6, of record in Instrument No. 202512090098003, in the Register's Office of Davidson County, Tennessee, reference to which is hereby made 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 J. D. Eatherly, Trustee of the J. D. Eatherly Revocable Living Trust, dated July 13, 2018, of record in Instrument 202112140165283 Register's Office for Davidson County, Tennessee. and,

Being part of the same property conveyed to Meritage Homes of Tennessee, Inc., an Arizona Corporation by Special Warranty Deed from Desperado Partners, a Tennessee General Partnership of record in Instrument No. 202108020103830, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: **20211214-0165283** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **076000153**

X Improved OR
Unimproved property located at: **1771 Flora Grove, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Meritage Homes of Tennessee, Inc an Arizona corporation

By:_____
Name: David Jennings
Title: Vice President of Finance

State of **Tennessee**

County of **Williamson**

Before me, Jennifer Puckett of the State and County mentioned, personally appeared **David Jennings** with whom I personally acquainted and who, upon oath, acknowledged such person to be **Vice President of Finance** of **Meritage Homes of Tennessee, Inc.** the within named bargainor, a corporation, and that such **David Jennings**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **Vice President of Finance.**

Witness my hand and Seal at office in **WILLIAMSON COUNTY, TN** this 24th **day of** July **2026.**

Jennifer Puckett
Notary Public

Jennifer Puckett
Notary Name

My Commission Expires: 9/16/28

JENNIFER WEST PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2028

****

Owner's Name: **Gerald Montross**

and Address: **1771 Flora Grove**
Hermitage, TN 37076

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Veterans United Home Loans
550 Veterans United Drive
Columbia MO 65201

Jennifer Puckett
I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$421,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Jennifer Durgan
Print Name

Subscribed and sworn to before me this 24th **day of** July **2026**.

Notary Public

My Commission Expires: 9/16/28

JENNIFER WEST PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2028

202607270067832

Certificate of Authenticity

I, Jennifer Durgan, 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 7-24-2026

7-24-2026
Date

Affiant Signature

State of Tennesee
County of Williamson

Sworn to and subscribed before me this 24th day of July, 2026

Jennifer Puckett
Notary signature

JENNIFER WEST PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2028