Karen Johnson Davidson County
Batch# 1465200 DEEDWARRSP
08/28/2026 03:31:30 PM 5 pgs
Fees: $28.00 Taxes: $2,900.70
20260828-0080072

This instrument prepared by and after recording return to:

Biskind, Hunt & Semro, PLC,
8901 E. Pima Center Parkway, Suite 225,
Scottsdale, Arizona 85258,
Attn: Neil D. Biskind

CONSIDERATION CERTIFICATE

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration or value, whichever is greater for this transfer is $783,972.00.

Affiant

LYNN J BABCOCK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me this the 25 day of August, 2026.

Notary Public

My Commission Expires: 12/10/28

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
		Part Of:
Meritage Homes of Tennessee, Inc. 18655 North Claret Drive Suite 400 Scottsdale, AZ 85255	Meritage Homes of Tennessee, Inc. 18655 North Claret Drive Suite 400 Scottsdale, AZ 85255	161 00 0 307.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TPG AG EHC III (MTH) MULTI STATE 2, LLC, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto MERITAGE HOMES OF TENNESSEE, INC., an Arizona corporation, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND
BY THIS REFERENCE MADE A PART HEREOF

Said property is transferred subject to: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to any master-planned community of which said tract or parcel of land is a portion, any matter shown on the plat of said tract or parcel of land referenced above, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, and any matter that would be disclosed by a current inspection or a current accurate ALTA/NSPS survey of said tract or parcel of land.

This is unimproved property located in the residential development commonly known as Zermatt in Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURE PAGE FOLLOWS]

EXECUTED this 21st day of August, 2026

GRANTOR:

TPG AG EHC III (MTH) MULTI STATE 2, LLC,
a Delaware limited liability company

By: Essential Housing Asset Management, LLC, an Arizona limited liability company, its Authorized Agent

By: _____
Steven S. Benson, its Manager

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 21st day of August, 2026, by means of physical presence, by Steven S. Benson, the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of TPG AG EHC III (MTH) MULTI STATE 2, LLC, a Delaware limited liability company, for and on behalf thereof.

_____
Notary Public

(SEAL)

ANGELA STATEN
Notary Public - Arizona
Maricopa County
Commission # 673493
My Comm. Expires Oct 10, 2028

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY
(*Zermatt, Tennessee*)

A certain unit located in Davidson County, Tennessee, being known and designated as Unit Nos. 3608, 3610, 3612, 3614, 3616 and 3618, of Zermatt Horizontal Property Regime, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime, of record in Instrument No. 202510310086864, in the Register's Office of Davidson County, Tennessee, and with said Unit being depicted on Exhibits "A-1, A-2 & A-3" to said Declaration; together with interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to TPG AG EHC III (MTH) Multi State 2, LLC, a Delaware limited liability company by Special Warranty Deed from NP 81, LLC, a Delaware limited liability company, dated 04/28/2025, of record in Instrument 202504290032940, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 August 25, 2026.

Affiant
Date: August 25, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 25 day of August, 2026

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK