Karen Johnson Davidson County
Batch# 1477450 DEEDWARRSP
09/25/2026 11:36:30 AM 5 pgs
Fees: $28.00 Taxes: $1,933.80
20260925-0089052

CONSIDERATION CERTIFICATE

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration or value, whichever is greater for this transfer is $522,648.00.

Affiant

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

Notary Public

My Commission Expires: 12 / 10 / 28

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

SPECIAL WARRANTY DEED

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

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 23rd day of September, 2020.

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 23rd day of September, 2020, 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.

Y. MICHELLE SALYERS
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION #689207
MY COMMISSION EXPIRES
SEPTEMBER 15, 2029

_____
Notary Public

(SEAL)

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY
(*Zermatt, Tennessee*)

Land in Davidson County, Tennessee, being known and designated as Unit Nos. 2358, 2360, 2362A, and 2362B, 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 September 25, 2026.

Affiant
Date: September 25, 2026

STATE OF TENNESSEE
COUNTY OF Williamson

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

Notary Public

My Commission Expires: 11/8/28

