Box 14

Karen Johnson Davidson County
Batch# 586310 DEEDQC
03/08/2021 09:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210308-0029783

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Parkhaven Communities Homeowners Association, Inc.
421 East Iris Drive, Suite 300
Nashville, TN 37204

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
See attached Exhibit A

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **BINNS FARM LAND COMPANY, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **PARKHAVEN COMMUNITIES HOMEOWNERS ASSOCIATION, INC., a Tennessee nonprofit corporation**, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in a certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

Tract I:

LAND in Davidson County, Tennessee, being the Conservation Greenway & Open Space as shown on the Final Plat, Phase 1, Parkhaven Communities, of record as Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tract II:

LAND in Davidson County, Tennessee, being the Open Space and PUDE areas, which areas are labeled as OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 and OS-7, as shown on the Final Plat, Phase 1, Parkhaven Communities, of record as Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tract III:

LAND in Davidson County, Tennessee, being Lot No. 501, as shown on the Final Plat, Phase 1, Parkhaven Communities, of record as Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

The said Lot 501 is and shall be treated and designated as common area for the use and benefit of all owners within Parkhaven Communities, subject to the rules, regulations, covenants and conditions as set forth in the Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities (the "CCRs") which has been, or will be, recorded in the Register's Office for Davidson County, Tennessee. The Declarant as

identified in the CCRs reserves the right to improve the said Lot 501 with facilities or amenities as approved by the said Declarant.

Derivation Clause:

The above described Tracts I, II and III being part of the same property conveyed to Binns Farm Land Company, LLC, by Special Warranty Deed from Linda Binns Disspayne, Tom Douglass Binns, Trustee for the Tom Douglas Binns Trust dated June 12, 2014, and Mary Kathleen Binns of record as Instrument No. 20170802-0078781, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record. Without limiting the above, the conveyance of Tract I as described above is expressly subject to an Agreement for Grant of Easement for Conservation Greenway dated June 7, 2019 which was executed by The Metropolitan Government of Nashville and Davidson County and Binns Farm Land Company, LLC (the "Greenway Easement") which appears of record as Instrument No. 20190911-0091968, Register's Office for Davidson County, Tennessee. The terms of such Greenway Easement are incorporated herein by reference. Among the terms of the Greenway Easement is a requirement that any subsequent transfer of title to the property which is subject to the Greenway Easement (Tract I as described above) would incorporate the terms of the Greenway Easement.

IN WITNESS WHEREOF, this instrument has been executed this 5th day of March, 2021.

BINNS FARM LAND COMPANY, LLC
a Tennessee limited liability company

By: _____
William R. Hostettler, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared William R. Hostettler, 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 Manager of Binns Farm Land Company, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of March, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 12/16/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 5th day of March, 2021.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 12/16/24

QCDHOA.PARKHAVEN.600

Exhibit A

List of Map and Parcel Numbers

074160A50100CO
074160A90000CO
074160A90100CO
074160A90200CO
074160A90300CO
074160A90400CO
074160A90500CO
074160A90600CO
074160A90700CO
074160A90800CO