Heritage Landing Hoyer 4

Karen Johnson Davidson County
Batch# 772510 DEEDWARRSP
12/13/2021 10:55:51 AM 6 pgs
Fees $33.00 Taxes: $3,619.53

20211213-0164568

This Instrument Prepared By:
Mark E. Morrison
Grissim and Hodges
323 Union Street, Suite 400
Nashville, Tennessee 37201
615.345.7006

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
D.R. Horton, Inc. 7175 Nolensville Road, Suite 202 Nolensville, TN 37135	Same	A Portion of: 176000021.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JENKINS NASHVILLE ACS, LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto D.R. HORTON, INC., a Delaware corporation (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as listed on Exhibit "B", attached hereto and incorporated by reference herein (the "Permitted Exceptions"). Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through the Grantor but not further or otherwise and subject, however, to the Permitted Exceptions.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank; signatures follow.]

WITNESS our hands this 10th day of December 2021.

GRANTOR:

JENKINS NASHVILLE ACS, LLC
A Tennessee limited liability company

By:_____
Stefan Hoyer, Manager

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

PERSONALLY APPEARED before me, a Notary Public, STEFAN HOYER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of JENKINS NASHVILLE ACS, LLC, a Tennessee limited liability company, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9 day of December 2021.

_____
Notary Public
My Commission Expires: Dec 17, 2023

EVA MARENCO
Notary Public - State of Florida
Commission # GG 940780
My Comm. Expires Dec 17, 2023
Bonded through National Notary Assn.

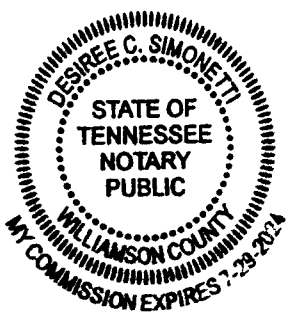
STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $978,250.00.

Affiant

Subscribed and sworn to before me this 29 day of November 2021.



Notary Public
My Commission Expires: 7/29/2024

EXHIBIT A
Property Description

Proposed Phase 4 of Heritage Landing

Part of Davidson County tax parcel ID 17600002000 and all of 17600002100

Situated in the 33rd Council District of Nashville, Davidson County, Tennessee, and being a portion of the land conveyed by quitclaim deed to Jenkins Nashville ACS, LLC of record in Instrument Number 20181205-0118786 in the Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at a MAG Nail in the centerline of Maxwell Road corner to Donald and Marlene Jenkins (Deed Book 4557 Page 84) and located South 81°50' East a distance of 1812.3 Feet from the centerline intersection of Maxwell Road and Flagstone Drive;
Thence along the line of Jenkins, South 10° 50' 22" West for a distance of 1023.84 Feet (passing a 1/2" Iron Rod with Gresham Smith Cap at 33 Feet and 960 Feet) to a Point in Hurricane Creek;
thence South 61° 55' 54" West for a distance of 246.42 Feet to a Point in Hurricane Creek;
thence South 72° 28' 34" West for a distance of 124.91 Feet to a Point in Hurricane Creek;
thence South 52° 57' 43" West for a distance of 45.54 Feet to a Point in Hurricane Creek;
thence South 23° 33' 02" West for a distance of 116.48 Feet to a Point in Hurricane Creek;
thence South 02° 09' 41" East for a distance of 137.57 Feet to a Point in Hurricane Creek at the Northeast corner of Open Space 903 of Heritage Landing, Phase 1 (Instrument 202004220042094);
thence along the line of Open Space 903, North 47° 20' 54" West for a distance of 460.49 Feet to a 1/2" Iron Rod with Gresham Smith Cap;
thence continuing with Open Space 903. South 44° 51' 36" West for a distance of 350.23 Feet to a 1/2" Iron Rod with Gresham Smith Cap corner to Lot 22 of Heritage Landing, Phase 1;
thence North 45° 08' 24" West for a distance of 113.00 Feet to a 1/2" Iron Rod with Gresham Smith Cap corner to Lot 22 of Heritage Landing, Phase 1 and in the southeastern right of way line of Brady Lane;
thence North 45° 07' 42" West for a distance of 50.00 Feet to a 1/2" Iron Rod with Gresham Smith Cap in the northwestern right of way line of Brady Lane;
thence South 44° 51' 59" West for a distance of 37.44 Feet to a 1/2" Iron Rod with Gresham Smith Cap in the northwestern right of way line of Brady Lane;
thence along a 20.00 Feet radius curve to the right (chord bears South 89° 51' 36" West 28.28 Feet) 31.42 Feet to a 1/2" Iron Rod with Gresham Smith Cap in the northeastern right of way line of Nelson Woods Drive;
thence North 45° 08' 24" West for a distance of 87.00 Feet to a 1/2" Iron Rod with Gresham Smith Cap in the northeastern right of way line of Nelson Woods Drive at the corner of the proposed Phase 3 of Heritage Landing;
thence along the line of the proposed Phase 3 of Heritage Landing, North 44° 51' 36" East for a distance of 421.43 Feet to a Point;
thence continuing with the proposed Phase 3 of Heritage Landing, along a 799.50 Feet radius curve to the left (chord bears North 27° 19' 11" East 481.90 Feet) 489.51 Feet to a Point;
thence continuing with the proposed Phase 3 of Heritage Landing, North 09° 46' 47" East for a distance of 131.17 Feet to a Point;
thence continuing with the proposed Phase 3 of Heritage Landing, North 80° 13' 13" West for a distance of 135.00 Feet to a Point;
thence continuing with the proposed Phase 3 of Heritage Landing, North 09° 46' 47" East for a distance of 110.56 Feet to a Point;
thence along a 20.00 Feet radius curve to the right (chord bears North 57° 11' 11" East 29.45 Feet) 33.10 Feet to a Point;

thence continuing with the proposed Phase 3 of Heritage Landing, North 14° 35' 35" East for a distance of 50.00 Feet to a Point;
thence continuing with the proposed Phase 3 of Heritage Landing, North 75° 24' 25" West for a distance of 7.58 Feet to a Point;
thence along a 20.00 Feet radius curve to the right (chord bears North 32° 48' 49" West 27.07 Feet) 29.74 Feet to a Point;
thence continuing with the proposed Phase 3 of Heritage Landing, North 09° 46' 47" East for a distance of 70.25 Feet to a Point;
thence along a 20.00 Feet radius curve to the right (chord bears North 57° 11' 11" East 29.45 Feet) 33.10 Feet to a Point;
thence continuing with the proposed Phase 3 of Heritage Landing, North 14° 35' 35" East for a distance of 20.00 Feet to a Point;
thence continuing with the proposed Phase 3 of Heritage Landing, North 75° 24' 25" West for a distance of 5.05 Feet to a Point;
thence along a 20.00 Feet radius curve to the right (chord bears North 32° 48' 49" West 27.07 Feet) 29.74 Feet to a Point;
thence continuing with the proposed Phase 3 of Heritage Landing, North 09° 46' 47" East for a distance of 87.94 Feet to a Point;
thence along a 13.00 Feet radius curve to the right (chord bears North 57° 00' 26" East 19.09 Feet) 21.43 Feet to a Point;
thence continuing with the proposed Phase 3 of Heritage Landing, South 75° 45' 54" East for a distance of 30.98 Feet to a Point;
thence continuing with the proposed Phase 3 of Heritage Landing, North 14° 14' 06" East for a distance of 25.00 Feet to a Point in the centerline of Maxwell Road;
thence South 75° 45' 54" East for a distance of 388.46 Feet to a Found Railroad Spike in the centerline of Maxwell Road;
thence South 74° 38' 02" East for a distance of 198.03 Feet to a MAG Nail;
thence along a 414.14 Feet radius curve to the left (chord bears North 81° 57' 15" East 329.10 Feet) 338.44 Feet to the Point of Beginning.

Containing 1140230 SqFt or 26.176 Acres.

EXHIBIT B
Permitted Exceptions

1. Real property taxes for the year 2021, a lien not yet due and payable.

2. Memorandum of Easement and Development Agreement between D.R. Horton, Inc., a Delaware corporation, and Jenkins Nashville ACS, LLC, a Tennessee limited liability company, of record in Instrument No. 20190117-0005036, in the Register's Office for Davidson County, Tennessee.