Karen Johnson Davidson County
Batch# 800164 DEEDWARRSP
02/03/2022 02:59:30 PM 5 pgs
Fees: $28.00 Taxes: $1,098.90
20220203-0013031

Recorded by:
Fidelity National Title Insurance Company
1620 L Street, NW, 4th Floor
Washington, DC 20036
DC220053- TV- 3 of 3

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
The Worrell Firm LLC, 1050 Crown Pointe Pkwy., Suite 840,
Atlanta, Georgia 30338

STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $297,000.00. J. Kirk Fly Affiant Subscribed and sworn to before me, this the 19th day of January, 2022. William D. Bentley Notary Public Commission Expires: March 1, 2024 (Affix Seal)	(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Address of New Owner(s):
Beazer Homes, LLC
501 Corporate Center Dr.
Suite 180
Two Meridian Building
Franklin, TN 37067

SEND NEW TAX BILLS TO:
Same as New Owner(s)

Map-Parcel Numbers:
Part of APN 087-00-0-030.00

FROM: MHK VENTURES, LLC, an Alabama limited liability company, Grantor

TO: BEAZER HOMES, LLC, a Delaware limited company, Grantee

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety-Seven Thousand and No/100 Dollars ($297,000.00), the receipt and sufficiency of which are hereby acknowledged, **MHK VENTURES LLC, an Alabama limited liability company** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **BEAZER HOMES, LLC, a Delaware limited liability company** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in the City of Hermitage, Davidson County, State of Tennessee, more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

THIS IS UNIMPROVED PROPERTY more commonly known as 1204, 1202 and 1200 Hope Village Way, Hermitage, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on **Exhibit B** attached hereto and incorporated herein by this reference. This conveyance is further subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property. Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on **Exhibit B**, to which this conveyance is expressly made subject. 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.

IN WITNESS WHEREOF, the undersigned has caused this Deed of Trust to be executed by its duly authorized officer and its seal affixed hereto as of the 19th day of January, 2022.

MHK VENTURES LLC, an Alabama limited liability company

By: _____
Name: J. Kirk Flanagan
Title: Member

STATE OF Alabama)
)
COUNTY OF Jefferson) ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **J. Kirk Flanagan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Member of MHK Ventures LLC, an Alabama limited liability company, the within named bargainor, a limited liability company and that he as such officer executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such officer.

WITNESS my hand and official seal, this 19th day of January, 2022.

_____
Notary Public

My Commission Expires: March 1, 2024

GILLIAM D. BENTLEY JR. NOTARY PUBLIC ALABAMA STATE AT LARGE

202202030013031

EXHIBIT A
TO SPECIAL WARRANTY DEED

Legal Description of the Property

Land in Davidson County, Tennessee being Unit Nos. 40, 41 and 42 of New Hope Village, a horizontal property regime established pursuant to Tenn. Code Ann. Section 66-27-101 et seq., under the Declaration of Covenants, Conditions and Restrictions for New Hope Village, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211007-0134975, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A-1" to said Declaration.

Being a portion of the same property conveyed to MHK Ventures, LLC, an Alabama limited liability company, by deeds of record in Instrument No. 20201222-0152506 and Instrument No. 20211222-0152507, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B
TO SPECIAL WARRANTY DEED

Permitted Encumbrances

1. Taxes for the year 2022, a lien not yet due and payable.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

3. Restrictive Covenant for Detached Structure of record in Instrument Number 20140408-0029399, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210527-0072064, Register's Office for Davidson County, Tennessee.

5. The property conveyed herein is a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for New Hope Village, a Horizontal Property Regime with Private Elements establishing a Horizontal Property Regime of New Hope Village of record as Instrument No. 20211007-0134975, Register's Office for Davidson County, Tennessee.

6. Subject to all matters of survey affecting the Land subsequent to that certain survey entitled "ALTA/NSPS Land Title Survey For Beazer Homes" prepared by Wilson & Associates, P.C., dated August 17, 2020, under Project No. 20 1553, and bearing the seal and certification of Joey C. Wilson II, Tennessee R.L.S. No. 2089.

202202030013031

Tennessee Certification of Electronic Document

I, Tracie Vaillant, do hereby make oath that I am a licensed attorney and/or 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 Jan. 19 2022 (date of document).

Tracie Vaillant
Affiant Signature

1/25/22
Date

~~State of~~ District
~~County of~~ Columbia

Sworn to and subscribed before me this 25th day of January, 2022.

Kathleen T. McHugh
Notary's Signature

MY COMMISSION EXPIRES: KATHLEEN T. MCHUGH NOTARY PUBLIC DISTRICT OF COLUMBIA My Commission Expires October 31, 2024

NOTARY'S SEAL

