Box 14
35016-4

## SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 800255 **DEEDWARRSP**
02/04/2022 10:30:06 AM 2 pgs
Fees: $13.00 Taxes: $1,962.18

20220204-0013131

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is **$530,320.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2022.

Notary Public

My commission expires: 01-03-2023
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHERINE GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Elizabeth M. Stratta and Joseph J. Stratta** | **"NEW OWNER"** | **074-16-0-A-022.00 CO** |
| **6332 York Drive** | | |
| **Hermitage, TN 37076** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Parkhaven Communities, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**Elizabeth M. Stratta and Joseph J. Stratta, wife and husband**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND in Davidson County, Tennessee, being Lot No. 22 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in 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.**

**BEING part of the same property conveyed to Binns Farm Land Company, LLC, a Tennessee limited liability company, by Special Warranty Deed dated July 31, 2017, from Linda Binns Disspayne, an individual, as to a one-third (1/3) undivided interest, Tom Douglas Binns, Trustee for The Tom Douglas Binns Trust Dated June 12, 2014, as to a one-third (1/3) undivided interest, and Mary Kathleen Binns, an individual, as to a one-third (1/3) undivided interest, of record in Instrument No. 20170802-0078781, and Scrivener's Affidavit dated February 1, 2021, of record in Instrument No. 20210203-0015209 and further being part of the same property conveyed to Parkhaven Communities, LLC, a Tennessee limited liability company, by Quitclaim Deed dated February 2, 2021, from Binns Farm Land Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20210203-0015258, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan of record in Instrument No. 20200527-0054555, said Register's Office;**

**2) Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and By-Laws appended thereto of record in Instrument No. 20210401-0042733, said Register's Office;**

**3) Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, said Register's Office;**

**4) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, said Register's Office;**

**5) Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783,said Register's Office;**

**6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460 and Instrument No. 20200923-0109241, said Register's Office;**

**7) Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, said Register's Office;**

**8) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, said Register's Office;**

**10) Subject to the flow of the Cumberland River;**

**11) Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, said Register's Office; and,**

**12) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

**This is improved property known as 6332 York Drive, Hermitage, TN 37076.**

**TO HAVE AND TO HOLD** the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not 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.

**Witness its hand by its duly authorized officer this 31st day of January, 2022.**

**Parkhaven Communities, LLC, a Tennessee limited liability company**

**By:** _____
**William R. Hostettler, President**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public of said County and State, 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 **President** of **Parkhaven Communities, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **William R. Hostettler,** as **President.**

Witness my hand, at office at Nashville, Tennessee, this **31st day** of **January, 2022.**

My Commission Expires: 12/14/24

_____
**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY