SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 880417 DEEDWARRSP
06/29/2022 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,983.50
20220629-0074942

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$536,080.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2022.

Notary Public

My commission expires: 4/23/2025
(AFFIX SEAL)

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paul Nordstrom and Susan Nordstrom	Pinnacle Bank	**074-16-0-A-102. 00 CO**
6533 Frye Lane	150 3rd Ave. S. Ste. 1000	
Hermitage, TN 37076	Nashville, TN 37201	

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

Paul Nordstrom and Susan Nordstrom, husband and wife

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. 102 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;**

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

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

11) **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20220512-0054620, 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 6533 Frye Lane, 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 24th day of June, 2022.

Parkhaven Communities, LLC, a Tennessee limited liability company

By: Carl A. Neuhoff

Carl A. Neuhoff, Jr., Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr.,** 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 **Vice 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 **Carl A. Neuhoff, Jr.,** as **Vice President.**

Witness my hand, at office at Nashville, Tennessee, this **24th day** of **June, 2022.**

My Commission Expires: 8/6/2023

Notary Public

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 6/24/22 (date of document).

Affiant Signature

6/21/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County