Karen Johnson Davidson County
Batch# 1038056 DEEDWARRSP
08/14/2023 01:25:30 PM 7 pgs
Fees: $38.00 Taxes: $12,580.00
20230814-0063034

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $3,400,000.00

Vicki L. Schmidt

Affiant

Subscribed and sworn to me on August 14, 2023.

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2026

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY LAW FIRM
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #36049

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brookfield Holdings (Cane Ridge), LLC 3200 Park Center Drive Costa Mesa, CA 92626-7228	SAME ADDRESS AS NEW OWNER	174-00-0-069.00 174-00-0-011.01 174-00-0-009.01 174-00-0-248.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Real Estate Solutions Group, LLC, a Tennessee limited liability company **"GRANTOR",** has bargained and sold, and by these presents do transfer and convey unto Brookfield Holdings (Cane Ridge), LLC, a Delaware limited liability company **"GRANTEE",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

PARCEL I

Land in the 5th Civil District of Davidson County, Tennessee, and being further described according to a survey made by E. L Miller, Jr. & Company, dated, March 6, 1970, as follows:

Beginning at a fence post and an iron pin in the line between Tract B1 and B2 on said survey and being located in the easterly margin of Pettus Road; thence South 82 degrees 55 minutes East, 401.3 feet to an iron pin in a fence line; thence South 15 degrees 10 minutes East, 500.5 feet to an iron pin and fence post in the northerly margin of an old lane; thence North 84 degrees 15 minutes West, 518 feet to a post in the easterly margin of Pettus Road; thence with a curve of Pettus Road as follows: thence North 18 degrees 20 minutes West, 50 feet to an iron pin; thence North 13 degrees 15 minutes West, 50 feet to an iron pin; thence North 6 degrees 30 minutes West, 70 feet to an iron pin; thence North 1 degree 00 minutes West, 78 feet to an iron pin; thence North 5 degrees 10 minutes East, 239 feet to an iron pin and fence post; this being the point of beginning and containing 5.1 acres more or less.

PARCEL II

Land in the 5th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a post at the southeasterly corner of Parcel No. 1 above, thence North 15 degrees 10 minutes West, 500 feet; thence South 89 degrees 00 minutes East, 549.70 feet to an iron pin; thence South 4 degrees 21 minutes West, 500 feet to a corner post; thence North 85 degrees 00 minutes West, a distance of 377 feet to the beginning, said property containing 5 acres more or less.

PARCEL III

BEING a 31.193 more or less acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee, and being a portion of the Frank Wilbert Property as of record in Book 6803, Page 740, Registers Office Davidson County, Tennessee, and being Tract #1, on a survey by James W. Clark (R.L.S. #1445) dated 3-15-86, and being more particularly described as follows:

BEGINNING at a point on the Easterly margin of Pettus Road, said point being the most Northwesterly corner of the W. Frank Wilbert, et ux, Property as of record in Book 4240, Page 107, Register's Office Davidson County, Tennessee; thence with the said Easterly margin of Pettus Road and with a curve to the left, having a radius of 3142.82 feet, a chord bearing of North 07 degrees, 51 minutes, 57 seconds East, a chord distance of 246.16 feet to a point; thence continuing North 05 degrees, 37 minutes, 17 seconds East, a distance of 526.78 feet, to the point of beginning; thence continuing with the Easterly margin of Pettus Road North 05 degrees, 37 minutes, 17 seconds East, a distance of 151.62 feet to a point; thence continuing and with a curve to the left, having a radius of 817.23 feet, a chord bearing of North 00 degrees, 56 minutes, 08 seconds West, a chord distance of 186.64 feet to a point; thence leaving the said Easterly margin of Pettus Road and with the Easterly line of the William W. Turner, Jr., et ux, Tract as of record in Book 6437, Page 724, Register's Office Davidson County, Tennessee, North 07 degrees, 47 minutes, 33 seconds East a distance of 523.01 feet to a point on the Southerly line of the William W. Turner, Jr., Tract, as of record in Book 4882, Page 335, Registers Office Davidson County, Tennessee; thence with the Southerly line of the aforementioned Turner Tract, South 84 degrees, 31 minutes, 59 seconds East, a distance of 246.95 feet to a point; thence continuing South 84 degrees, 32 minutes, 24 seconds East a distance of 375.57 feet to a point; then with the Southerly line of the Bobby G. Lawson Tract, as of record in Book 4678, Page 126, Register's Office Davidson County, Tennessee, South 85 degrees, 36 minutes, 02 seconds East a distance of 525.15 feet to a point; thence with the Southerly line of the Roy Wendell Hale, et ux, Tract as of record in Book 4648, Page 616, Register's Office Davidson County, Tennessee, South 83 degrees, 04 minutes, 16 seconds East a distance of 195.80 feet to a point; thence leaving the said Southerly line of the Hale Tract and the Westerly line of the C.S. Turner Property as of record in Book 494, Page 261, Register's Office Davidson County, Tennessee, South 13 degrees, 12 minutes, 59 seconds East a distance of 1053.26 feet to a point; thence leaving the said westerly line of the C. S. Turner Tract and with the common line of Tract 1 & 2 on the aforementioned survey North 77 degrees, 11 minutes, 58 seconds West, a distance of 1029.95 feet to a point; thence continuing North 84 degrees, 22 minutes, 43 seconds East, a distance of 660.00 feet to a point of beginning, containing 31.193 more or less acres.

INCLUDED IN THE ABOVE DESCRIBED PARCELS BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN INSTRUMENT NO., AND INSTRUMENT NO. 20190701-0063520, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL IV

Land in the 5th Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the center of Pettus Road where the center to-wit: line of Pettus Road intercepts the northerly property line of the A. L. Maxwell property as described in record book 1082, page 36, Register's Office for Davidson County, Tennessee; thence southerly and easterly with the center line of Pettus Road along a curve having a tangent of 39.00, a degree of curve of 8 degrees and a length of 77.92 feet, to a point; thence continuing along the center line of Pettus Road S 26 degrees 05' E. 322.70 feet to the beginning of a curve; thence easterly and southerly with the center line of Pettus Road along a curve having a tangent of 128.44 feet, a degree of curve of 8 degrees and a length of 254.17 feet to a point; thence N 84 degrees 15' E, 7.9 feet to a point, said point being on the east property line of A. L. Maxwell; thence N 4 degrees 15' E, 587.70 feet along the easterly property line of the A. L. Maxwell property to a point; thence N 86 degrees 30' W 293.60 feet along the northerly property line of the A. L. Maxwell property to the point of beginning and containing 1.8 acres.

PARCEL V

A TRACT OF LAND IN THE 31st COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF PARCEL 76.00 ON DAVIDSON COUNTY TAX MAP NO. 174 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) AT THE SOUTHEASTERLY PROPERTY CORNER OF LOT NO. 2 AS SHOWN ON THE FINAL PLAN OF DAVID KNAGGS FARM SUBDIVISION AS OF RECORD IN PLAT BOOK 5190, PAGE 574, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID IRON ROD ALSO BEING THE NORTHEASTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO GREEN TRAILS, LLC AS OF RECORD IN INSTRUMENT NO. 20151216-0127553, SAID REGISTER'S OFFICE; SAID IRON ROD FURTHER BEING THE NORTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING THE SOUTHEASTERLY PROPERTY CORNER OF SAID LOT NO. 2, DAVID KNAGGS FARM SUBDIVISION, AND WITH A NEW SEVERANCE LINE THROUGH WHICH THIS TRACT IS A PART OF, NORTH 69 DEGREES 18 MINUTES 20 SECONDS EAST, 299.77 FEET TO AN IRON ROD (FOUND) AT THE MOST SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AS OF RECORD IN INSTRUMENT NO. 20040106-0002097, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

2. WITH THE SOUTHERLY PROPERTY LINE OF SAID METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE PROPERTY, IN PART, SOUTH 82 DEGREES 45 MINUTES 54 SECONDS EAST, 275.71 FEET TO AN IRON ROD (FOUND) IN THE WESTERLY PROPERTY LINE OF A TRACT OF LAND CONVEYED TO AHMED OMER AS OF RECORD IN INSTRUMENT NO. 201506030051910, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

3. WITH THE WESTERLY PROPERTY LINE OF SAID AHMED OMER, IN PART, SOUTH 10 DEGREES 07 MINUTES 03 SECONDS WEST, 48.48 FEET TO AN IRON ROD (FOUND); THENCE,

4. SOUTH 08 DEGREES 38 MINUTES 16 SECONDS WEST, 586.81 FEET TO AN IRON ROD (SET) IN A NORTHERLY PROPERTY LINE OF THE AFOREMENTIONED GREEN TRAILS, LLC PROPERTY; THENCE,

5. WITH THE NORTHERLY PROPERTY LINE OF SAID GREEN TRAILS, LLC PROPERTY, IN PART, NORTH 83 DEGREES 20 MINUTES 55 SECONDS WEST, 525.15 FEET TO AN IRON ROD (FOUND); THENCE,

6. NORTH 07 DEGREES 23 MINUTES 28 SECONDS EAST, 500.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 320,730 SQUARE FEET OR 7.363 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES.

Being the same property conveyed to REAL ESTATE SOLUTIONS GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from GREEN TRAILS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20210419-052305, as corrected in Instrument No. 20210604-0075431, dated May 30, 2021, said Register's Office.

The conveyance of the above-described parcel of land is subject to those certain items listed on Exhibit A, attached hereto and incorporated herein (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successor and assigns, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or 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.

[SIGNATURES COMMENCE ON NEXT PAGE]

WITNESS my hand on August 14, 2023.

Real Estate Solutions Group, LLC

By: Andre Jaeckle
Name: Andre Jaeckle
Its: President

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Andre Jaeckle, 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 Real Estate Solutions Group, LLC, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in his capacity as President.

Witness my hand and official seal on AUGUST 14, 2023.

NOTARY PUBLIC

My Commission Expires: 5/6/26

CECILLE SLISH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 5/6/26

EXHIBIT A
TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Real property taxes and special assessments required to be paid in the year 2023 and subsequent years, a lien but not yet due and payable.

2. Declaration of Utility Easement Agreement with Covenants and Restrictions of record in Instrument No. 20180726-0073082 and Instrument No. 20180726-0073083, Register's Office for Davidson County, Tennessee. (Parcels I, II & V)

3. Easement of record in Instrument No. 20180827-0084726, Register's Office for Davidson County, Tennessee. (Parcels I & II)

4. 50 foot Ingress and Egress Easement of record in Book 4678, page 126, Register's Office for Davidson County, Tennessee. (Parcel V)

5. Easement for the flow of the water of Turkey Creek and the rights of the public therein. (Parcel V)

6. Rights of upper and lower riparian owners to the flow of the water of Turkey Creek, free from diminution or pollution. (Parcel V)

Tennessee Certification of Electronic Document

I, Jeremy H. Cherry, 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 August 14, 2023. (Date of document)

Affiant Signature

August 14, 2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of August, 2023.

Notary's Signature

My Commission Expires:

(*SEAL*)

