This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
24-0017

Karen Johnson
Batch # 1143921
06/06/2024 09:54:40 AM
Fees: $13.00 Taxes: $1,665.00

Davidson County
DEEDWARRSP
2 pgs

20240606-0042374

FAITH NATALIE PETRAS
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $450,000.00

Sworn to and subscribed before me this 3rd day of June, 2024.

Affiant

Notary Public Exp. 7/7/2026

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number**
DFH Crescent, LLC	New Owner	074-16-0A-076.00
Corporate Trust Center		074-16-0A-077.00
1209 Orange St.		074-16-0A-078.00
Wilmington, DE 19801		

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency 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 hereby transfer and convey unto **DFH Crescent, a Delaware limited liability company**, hereinafter called the Grantee, her heirs and assigns, a certain tract of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 76, 77 and 78 on the Plan of Final Plat - Phase 1, Parkhaven Communities of record in Plat at Instrument No. 20200527-0054555, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. See ALTA/NSPS Land Title Survey of April 5, 2024 of record as Instrument Number 20240315-0017998, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Parkhaven Communities, LLC, a Tennessee limited liability company by Quitclaim Deed 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, dated February 02, 2021 and recorded on February 03, 2021.

This is unimproved property known as 6161 Binns Lane, Hermitage, TN 37076
6165 Binns Lane, Hermitage, TN 37076
6169 Binns Lane, Hermitage, TN 37076

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. Current year taxes are to be paid by Grantee.

WITNESS my hand this ~~3rd~~ 31st day of ~~June~~ May, 2024.

Parkhaven Communities, LLC, a Tennessee limited liability company

By: _____
William R. Hostettler, Manager

By: _____
Carl A. Neuhoff, Jr., Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a notary public for the state and county mentioned, personally appeared **William R. Hostettler and Carl A. Neuhoff, Jr.** with whom I am personally acquainted, and who, upon oath, acknowledged such persons to be the Managers of Parkhaven Communities, LLC the within named bargainors, a limited liability company, and that as such Managers, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Parkhaven Communities, LLC as such Managers.**

Witness my hand and seal, at office, on this ~~3rd~~ 31st day of ~~June~~ May, 2024.

_____
Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/27/2027
WILLIAMSON COUNTY