This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
24-0022

Karen Johnson
Batch # 1143926
06/06/2024 09:59:43 AM
Fees: $28.00 Taxes: $40,089.50

Davidson County
DEEDWARRSP
5 pgs

20240606-0042380

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $10,835,000.00

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

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

Affiant

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
TRELB Parkhaven, LLC 300 Montvue Road Knoxville, TN 37919-5546	New Owner	07400005200

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, **Binns Farm Land Company, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **TRELB Parkhaven, LLC, a Tennessee limited liability company,** hereinafter called the Grantee, her heirs and assigns, a certain tract of land in **Davidson** County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A"

This is unimproved property known as **2040 Hickory Hill 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.

Binns Farm Land Company, a Tennessee limited liability company

By _____
William R. Hostettler, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public for the state and county mentioned, personally appeared **William R. Hostettler,** with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the **Manager for Binns Farm Land Company,** the within named bargainor, a limited liability company, and that as such Manager, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of **Binn Farm Land Company,** as such **Manager.**

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

_____
Notary Public
My Commission Expires: _____

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

EXHIBIT "A"

A TRACT OF LAND IN THE 14th COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING ALL OF THE PROPERTY SHOWN AS "FUTURE DEVELOPMENT" PHASE 3 ON THE FINAL PLAT ENTITLED: PHASE 1, PARKHAVEN COMMUNITIES AS OF RECORD IN PLAT IN INSTRUMENT NO. 20200527-0054555, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID TRACT BEING MORE PARTICULARLY DESCRIBED ACCORDING TO AN ALTA / NSPS LAND TITLE SURVEY PREPARED BY: JTA LAND SURVEYING, INC. – JOB NUMBER: 2024-130 AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) IN THE NORTHERLY RIGHT-OF-WAY LINE OF THE HICKORY HILL LANE CUL-DE-SAC, AT THE SOUTHWESTERLY PROPERTY CORNER OF OPEN SPACE 2 (OS-2) AS SHOWN ON THE AFORESAID FINAL PLAT. SAID IRON ROD (OLD) BEING 181.6 FEET MORE OR LESS, FROM THE SOUTHWESTERLY END OF THE NORTHWESTERLY RETURN CURVE, AT THE INTERSECTION OF HICKORY HILL LANE (50' PUBLIC RIGHT-OF-WAY) AND PARKHAVEN BOULEVARD (PRIVATE ROAD-LOCAL). THENCE,

WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HICKORY HILL LANE CUL-DE-SAC, NORTH 80 DEGREES 29 MINUTES 58 SECONDS WEST, 43.76 FEET TO AN IRON ROD (OLD); THENCE,

WITH A 73.50-FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 12.81 FEET TO AN IRON ROD (OLD) AT A SOUTHEASTERLY PROPERTY CORNER OF THE CONSERVATION GREENWAY & OPEN SPACE AS OF RECORD IN INSTRUMENT NO. 20190911-0091968 REGISTERS' OFFICE, DAVIDSON COUNTY, TENNESSEE. SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES 29 MINUTES 37 SECONDS WEST, 12.80 FEET; THENCE,

LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, WITH THE COMMON PROPERTY LINE BETWEEN THE "FUTURE DEVELOPMENT" PHASE 3 TRACT AND THE CONSERVATION GREENWAY & OPEN SPACE TRACT, NORTH 85 DEGREES 29 MINUTES 37 SECONDS WEST, 52.42 FEET TO AN IRON ROD (OLD); THENCE,

WITH A 1871.03-FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 167.38 FEET TO AN IRON ROD (OLD). SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 89 DEGREES 46 MINUTES 13 SECONDS WEST, 167.32 FEET; THENCE,

SOUTH 86 DEGREES 23 MINUTES 20 SECONDS WEST, 729.86 FEET TO AN IRON ROD (OLD); THENCE,

SOUTH 88 DEGREES 18 MINUTES 14 SECONDS WEST, 585.86 FEET TO AN IRON ROD (OLD); THENCE,

SOUTH 78 DEGREES 43 MINUTES 10 SECONDS WEST, 113.63 FEET TO AN IRON ROD (OLD); THENCE,

NORTH 71 DEGREES 35 MINUTES 18 SECONDS WEST, 66.46 FEET TO AN IRON ROD (OLD); THENCE,

NORTH 65 DEGREES 39 MINUTES 29 SECONDS WEST, 66.46 FEET TO AN IRON ROD (OLD); THENCE,

NORTH 30 DEGREES 58 MINUTES 02 SECONDS WEST, 277.03 FEET TO AN IRON ROD (OLD); THENCE,

WESTWARDLY, WITH A 473.92-FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 372.09 FEET TO AN IRON ROD (OLD). SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 88 DEGREES 03 MINUTES 35 SECONDS WEST, 362.60 FEET; THENCE,

SOUTH 55 DEGREES 59 MINUTES 29 SECONDS WEST, 172.37 FEET TO AN IRON ROD (OLD); THENCE,

WITH A 206.34-FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 550.47 FEET TO AN IRON ROD (OLD). SAID CURVE HAS A CHORD BEARING AND DISTANCE OF NORTH 39 DEGREES 10 MINUTES 37 SECONDS WEST, 401.15 FEET; THENCE,

NORTH 48 DEGREES 14 MINUTES 27 SECONDS EAST, 1281.39 FEET TO AN IRON ROD (OLD); THENCE,

NORTH 89 DEGREES 43 MINUTES 29 SECONDS EAST, 656.50 FEET TO AN IRON ROD (OLD); THENCE,

WITH A 476.35-FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 269.47 FEET TO AN IRON ROD (OLD). SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 76 DEGREES 28 MINUTES 39 SECONDS EAST, 265.89 FEET; THENCE,

SOUTH 60 DEGREES 04 MINUTES 14 SECONDS EAST, 228.45 FEET TO AN IRON ROD (OLD); THENCE,

WITH A 570.00-FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 436.84 FEET TO AN IRON ROD (OLD). SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 36 DEGREES 06 MINUTES 44 SECONDS EAST, 423.23 FEET; THENCE,

NORTH 88 DEGREES 08 MINUTES 50 SECONDS EAST, 430.72 FEET TO AN IRON ROD (OLD); THENCE,

NORTH 03 DEGREES 00 MINUTES 04 SECONDS WEST, 238.96 FEET TO AN IRON ROD (OLD) IN THE SOUTHERLY PROPERTY LINE OF OPEN SPACE & PUDE (OS-8) AS SHOWN ON THE FINAL PLAT ENTITLED: PHASE 2 – SECTION 3 – PARKHAVEN COMMUNITIES, AS OF RECORD IN INSTRUMENT NO. 20230113-0003133 REGISTERS' OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE,

LEAVING COMMON PROPERTY LINE BETWEEN THE CONSERVATION GREENWAY & OPEN SPACE TRACT, WITH THE SOUTHERLY PROPERTY LINE OF SAID OPEN SPACE & PUDE (OS-8), SOUTH 82 DEGREES 21 MINUTES 38 SECONDS EAST, 165.01 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE SOUTHEASTERLY PROPERTY CORNER OF SAID (OS-8), IN THE WESTERLY MARGIN OF A 20-FOOT WIDE - PRIVATE ALLEY, AS SHOWN ON THE AFORESAID FINAL PLATS; THENCE,

WITH THE WESTERN MARGIN OF SAID PRIVATE 20-FOOT ALLEY, SOUTH 07 DEGREES 38 MINUTES 22 SECONDS WEST, 648.60 FEET TO AN IRON ROD (OLD); THENCE,

WITH A 14.00-FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 21.99 FEET TO AN IRON ROD (OLD). SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 52 DEGREES 38 MINUTES 22 SECONDS WEST, 19.80 FEET; THENCE,

SOUTH 07 DEGREES 38 MINUTES 22 SECONDS WEST, 20.00 FEET TO AN IRON ROD (OLD); THENCE,

SOUTHEASTWARDLY, WITH A 14.00-FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 21.99 FEET TO AN IRON ROD (OLD). SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 21 MINUTES 38 SECONDS EAST, 19.80 FEET; THENCE,

SOUTH 07 DEGREES 38 MINUTES 22 SECONDS WEST, 116.00 FEET TO AN IRON ROD (OLD) AT THE NORTHEASTERLY END, OF THE NORTHWESTERLY RETURN CURVE AT THE INTERSECTION OF SAID ALLEY AND BINNS LANE (50' PRIVATE ROAD); THENCE,

WITH SAID RETURN CURVE, HAVING A 10.00-FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 15.71 FEET TO AN IRON ROD (OLD). SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 52 DEGREES 38 MINUTES 22 SECONDS WEST, 14.14 FEET; THENCE,

WITH THE NORTHERLY MARGIN OF SAID BINNS LANE, NORTH 82 DEGREES 21 MINUTES 38 SECONDS WEST, 31.13 FEET TO AN IRON ROD (OLD), IN THE WESTERLY TERMINUS OF SAID BINNS LANE; THENCE,

WITH SAID WESTERLY TERMINUS AND THE WESTERLY PROPERTY LINE OF LOT 78 AND (OS-2), AS SHOWN ON THE AFORESAID FINAL PLAT OF PHASE 1 – PARKHAVEN COMMUNITIES, SOUTH 07 DEGREES 38 MINUTES 22 SECONDS WEST, PASSING THROUGH THE NORTHWESTERLY PROPERTY CORNER OF LOT 78 AT 50.00 FEET, FOR A TOTAL DISTANCE OF 170.00 FEET TO AN IRON ROD (OLD) AT THE COMMON WESTERLY PROPERTY CORNER BETWEEN LOT 78 AND OPEN SPACE & PUDE (OS-2); THENCE,

WITH THE WESTERLY PROPERTY LINE OF SAID (OS-2), SOUTH 09 DEGREES 30 MINUTES 02 SECONDS WEST, 27.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,816,774 SQUARE FEET OR 64.664 ACRES MORE OR LESS, AS CALCULATED FROM THE ABOVE BEARINGS AND DISTANCES WHICH WERE DETERMINED WITHIN THE PRECISION REQUIREMENTS OF THE ALTA / NSPS LAND TITLE SURVEY OF APRIL 5, 2024, BY JTA LAND SURVEYING, INC., JOB NO. 2024-130.

PROPERTY TITLE REFERENCE:

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BINNS FARM LAND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM LINDA BINNS DISSPAYNE, AN INDIVIDUAL, AS TO A ONE-THIRD (1/3) UNDIVIDED INTEREST, TOM DOUGLASS 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, AS TO A ONE-THIRD (1/3) UNDIVIDED INTEREST OF RECORD IN INSTRUMENT NO. 20170802-0078781 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 31, 2017 AND RECORDED ON AUGUST 2, 2017.

SCRIVENER'S AFFIDAVIT (TO CORRECT GRANTOR NAME) RECORDED IN INSTRUMENT NO. 20210203-0015209, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.