Box #14

File no. 37278-3

SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1188307
10/01/2024 10:45:10 AM
Fees: $13.00 Taxes: $2,128.17

Davidson County
DEEDWARRSP
2 pgs

20241001-0075911

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$575,182.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2024.

Notary Public

My commission expires: 10/20/2026

(AFFIX SEAL)

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

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
Maxime Lesueur and Deborah Sperandio	**New Owners**	**074 16 0 A 121 00 CO**
7100 Maddenwood Lane		
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

Maxime Lesueur and Deborah Sperandio, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 121 on the Final Plat of Phase 2 – Section 3, Parkhaven Communities, of record in Instrument No. 20230113-0003133, 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 October 19, 2023, from Binns Farm Land Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20231020-0082198, 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. 20230113-0003133, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and ByLaws appended thereto of record in Instrument No. 20210401-0042733 and Supplemental for Phase 2 – Section 3 of record in Instrument No. 20231023-0082853, Register's Office for Davidson County, Tennessee;

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, Register's Office for Davidson County, Tennessee;

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

6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460, in Instrument No. 20200923-0109241, in Instrument No. 20220512-0054620, and in Instrument No. 20230613-0044999, Register's Office for Davidson County, Tennessee;

7) Conveyance of Open Space and PUDE areas to Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20231023-0082854, Register's Office for Davidson County, Tennessee;

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

10) Subject to the flow of the Cumberland River and any streams, creeks, or branches;

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

12) Grant of Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, of record in Instrument No. 20201023-0123409, said Register's Office; and,

13) Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the Grantees assume any subsequent years, not yet due and payable.

This is improved property, known as: **7100 Maddenwood 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 26th day of September, 2024.

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 26th day of September, 2024.

My Commission Expires: 5/9/2026

Notary Public

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON