Karen Johnson Davidson County
Batch# 1223390 DEEDWARRSP
01/06/2025 02:07:30 PM 6 pgs
Fees: $33.00 Taxes: $2,961.80
20250106-0001049

CONSIDERATION CERTIFICATE

STATE OF MARYLAND)

COUNTY OF BALTIMORE)

The actual consideration or value, whichever is greater for this transfer is $ 800,486.80.

Affiant

Subscribed and sworn to before me this the 13TH day of DECEMBER, 2024.

Notary Public

CYNTHIA IRVINE FROST
Notary Public
Anne Arundel County
Maryland
My Commission Expires
August 9, 2028

My Commission Expires: 8 / 9 / 28

This instrument prepared by:

Biskind, Hunt & Semro, PLC,
8901 E. Pima Center Parkway, Suite 225,
Scottsdale, Arizona 85258,
Attn: Geoff Semro

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Ashton Nashville Residential, L.L.C. 370 Mallory Station Road, Suite 500 Franklin, TN 37067 Attn: Daniel Heller	SAME AS OWNER	174130B13000CO 174130B13100CO 174130B13200CO 174130B13300CO 174130B13400CO 174130B13600CO

FOR AND IN CONSIDERATION OF the sum of Ten 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, BROOKFIELD HOLDINGS (CANE RIDGE), LLC, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto ASHTON NASHVILLE RESIDENTIAL, L.L.C., a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit "A"

attached hereto and made a part hereof, subject to those matters of record more particularly described on Exhibit "B" attached hereto and made a part hereof.

This is unimproved property located in the residential development commonly known as Cane Ridge in the City of Nashville, Davidson County, Tennessee.

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, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters set forth above), 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.

WITNESS its hand this 13th day of December, 2024.

BROOKFIELD HOLDINGS (CANE RIDGE), LLC, a Delaware limited liability company

By: Matthew Caldwell
Its: Matthew Caldwell, Authorized Signatory

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 12th day of December, 2024, by Matthew Caldwell, the Authorized Signatory of BROOKFIELD HOLDINGS (CANE RIDGE), LLC, a Delaware limited liability company, for and on behalf thereof.

NOTARY PUBLIC

My Commission Expires:

8-31-27

VANESSA GARCIA
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION #653288
MY COMMISSION EXPIRES
AUGUST 31, 2027

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY
(Cane Ridge)

All those certain lots or parcels of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

BEING Lots 130, 131, 132, 133, 134 & 136, as depicted and described on the plat entitled, "Cedars of Cane Ridge, Phase 1", and recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20241206-0095000.

BEING a portion of the same property conveyed to Brookfield Holdings (Cane Ridge), LLC, a Delaware limited liability company by Special Warranty Deed dated August 14, 2023, and recorded August 14, 2023, as Instrument No. 20230814-0063034 in the Davidson County, Tennessee Register of Deeds.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Real estate taxes and assessments for the year 2025 and subsequent years, a lien not yet due and payable.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems dated May 26, 2023, by Real Estate Solutions Group, recorded in Register's Office Davidson County, Tennessee, as Instrument No. 20230714-0054192.

3. All matters appearing on the on the plat entitled, "Cedars of Cane Ridge, Phase 1", and recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20241206-0095000.

4. Grading Easement, Temporary Construction Easement and Indemnity Agreement dated September 29, 2024, between William W. Turner, Jr. and Pamela J. Turner and Brookfield Holdings (Cane Ridge), LLC, a Delaware limited liability company, recorded in Register's Office Davidson County, Tennessee, as Instrument No. 20241205-0094476.

5. Declaration of Covenants, Conditions and Restrictions for Cedars at Cane Ridge dated December 3, 2024, by Ashton Nashville Residential L.L.C., a Delaware limited liability company and Brookfield Holdings (Cane Ridge) LLC, recorded in Register's Office Davidson County, Tennessee, as Instrument No. 20241205-0094478.

6. Boundary Line Agreement dated September 29, 2024, between Real Estate Solutions Group, LLC, a Tennessee limited liability company, Brookfield Holdings (Cane Ridge) LLC, a Delaware limited liability company and William W. Turner, Jr. and Pamela J. Turner, recorded in Register's Office Davidson County, Tennessee, as Instrument No. 20241205-0094475.

Tennessee Certification of Electronic Document

I, David L Hunter, 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 Dec 13, 2024 (date of document)

David L Hunter
Affiant Signature

Dec 13, 2024
Date

State of Maryland
County of Baltimore

Sworn to and subscribed before me this 13 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

DARLETTA RACHELL BOSTIC
ANNE ARUNDEL COUNTY, MD
NOTARY PUBLIC
My Commission Expires 4-5-2026