WARRANTY DEED

Karen Johnson Davidson County
Batch# 1254016 DEEDWARR
03/31/2025 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20250331-0023923

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

PATRICIA D. CAVITT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Harvest & Homes Tennessee III, LLC	NEW OWNER	102-00-0-058.00
(NAME) 680 Rolling Hills Road	(NAME)	
(ADDRESS) Vista, CA 92081	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **LMS Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Harvest & Homes Tennessee III, LLC, a Tennessee Limited Liability Company**, 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:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at an Iron Rod (New) on the easterly right-of-way of Cabot Drive (Right-of-Way varies), located South 41 Degrees 47 Minutes 43 Seconds East, 5.00 Feet from a concrete monument at the southwest corner of Lot 124, Charlotte Park-Sect. 26 of record in Plat Book 3700, Page 91, Register's Office for Davidson County, Tennessee as conveyed to Daniel R. Noonan in Instrument No. 20200601-0055887, Register's Office for Davidson County, Tennessee; Thence, leaving said easterly right-of-way of Cabot Drive and following the southerly boundary of said Lot 124 South 41 Degrees 47 Minutes 43 Seconds East, 144.22 Feet to a concrete monument (Old) near a fence corner in the westerly right-of-way of Interstate 40 West (300' R.O.W.); Thence, leaving the southerly boundary of said Lot 124 and following the westerly right-of-way of said Interstate 40 West South 48 Degrees 07 Minutes 11 Seconds West, 847.01 Feet to a concrete highway monument near a fence corner; Thence, North 43 Degrees 04 Minutes 59 Seconds West, 9.95 Feet to an Iron Rod (New) on the easterly right-of-way of the aforementioned Cabot Drive; Thence, leaving the westerly right-of-way of said Interstate 40 West and following the easterly right-of-way of said Cabot Drive North 48 Degrees 11 Minutes 16 Seconds East, 436.91 Feet to an Iron Rod (New); Thence, with a curve to the left having a central angle of 29 Degrees 37 Minutes 43 Seconds, a radius of 405.00 Feet, an arc length

of 209.43 Feet and a chord bearing and length of North 33 Degrees 45 Minutes 07 Seconds East, 207.11 Feet to an Iron Rod (New); Thence, North 18 Degrees 21 Minutes 45 Seconds East, 102.91 Feet to an Iron Rod (New); Thence, with a curve to the right having a central angle of 29 Degrees 41 Minutes 00 Seconds, a radius of 245.00 Feet, an arc length of 126.93 Feet and a chord bearing and length of North 33 Degrees 12 Minutes 01 Seconds East, 125.51 Feet to the Point of Beginning, containing 0.77 acres, more or less according to the Updated Alta Survey of Map 102, Parcel 58, prepared by James D. Wamble with Wamble and Associates, PLLC on June 24, 2022.

Being the same property conveyed to LMS Homes, LLC, a Tennessee Limited Liability Company from CGM Partners, a Tennessee General Partnership by Warranty Deed dated December 27, 2022 and recorded on January 3, 2023 in Instrument No. 20230103-0000326, Register's Office of Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 0 Cabot Dr., Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 26 day of March, 2025.

LMS Homes, LLC
a Tennessee Limited Liability Company

BY: _____
Tyler Hawkins, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tyler Hawkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member, and is authorized to execute the instrument on behalf of LMS Homes, LLC, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Member.

Witness my hand and official seal, this the 26 day of March, 2025.

_____
Notary Public
My Commission Expires:
(SEAL)

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

Certificate of Authenticity

I, Mandy Maynor, 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

March 26, 2025.

Date

Mandy Maynor

Affiant Signature

March 28, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of March, 2025.

Notary Signature

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

My Commission Expires: _____