2025-47-SM

Box #14

WARRANTY DEED

Karen Johnson
Batch # 1285556
06/18/2025 09 20.55 AM
Fees $13 00 Taxes $2,405 74

Davidson County
DEEDWARR
2 pgs

20250618-0047892

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 650,200 00

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2025

Notary Public

My commission expires 5/9/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Michelle E Howell, Trustee of The 2012 Elliott Family Irrevocable Trust Agreement dated December 6, 2012	"New Owner"	074-16-0-A-246-00CO
5101 Mountainbrook Circle 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 CONSIDERATION, 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

Michelle E Howell, Trustee of The 2012 Elliott Family Irrevocable Trust Agreement dated December 6, 2012

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 246 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 Parkhaven Communities, LLC, a Tennessee limited liability company, by Warranty Deed dated October 19, 2023, from Binns Farm Land Company, LLC, a Tennessee limited liability company, of record in Instrument No 20231020-0082198 and Memorandum of Corrected Affidavit of Consideration dated November 6, 2023, of record in Instrument No 20231108-0087305, Register's Office for Davidson County, Tennessee

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

THE conveyance of the above described parcel of land is subject to the following·

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 074-16-0-A-246-00CO.

11. The Plan of record in Instrument No 20230113-0003133, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein

12. 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

13. Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee

14. 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.

15. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, Register's Office for Davidson County, Tennessee.

16. 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

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

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

19. Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, Register's Office for Davidson County, Tennessee

20. Subject to the flow of the Cumberland River and any streams, creeks, or branches

This is improved (_X__) Unimproved (____) property, known as 6146 Parkhaven Boulevard, Hermitage, TN 37076

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(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out, and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 this 17th day of June, 2025.

Parkhaven Communities LLC, a Tennessee Limited Liability Company

By: _____
William R Hostettler, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared William R Hostettler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Parkhaven Communities LLC, a Tennessee Limited Liability Company, and who further acknowledged that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as President for the said Limited Liability Company

Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 2025

_____
Notary Public

My Commission Expires: 5/8/29

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON