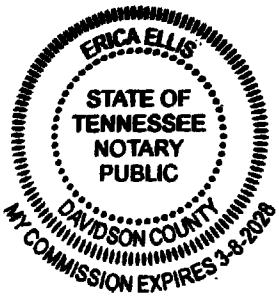
Karen Johnson Davidson County
Batch# 1305947 DEEDWARRSP
08/04/2025 04:10:30 PM 6 pgs
Fees: $33.00 Taxes: $24,342.30
20250804-0061753

This instrument prepared by:
Samuel J. Blanton
TUNE, ENTREKIN & WHITE, P.C.
500 11th Ave. N., STE 600
NASHVILLE TN 37203
TELEPHONE 615/ 244-2770



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $6,579,000.00.

AFFIANT

Subscribed and sworn to before me, this 4th day of August, 2025.

NOTARY PUBLIC

My Commission Expires: 3-8-28

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number/Property ID:**
M/I Homes of Nashville, LLC	Same	Map/Par. 16500001200
725 Cool Springs Blvd.		Map/Par. 16500001100
STE 180; ATTN: Accounting		Map/Par. 16500010200
Franklin, TN 37067		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **Pardue Family Hamilton Church Road Partners, a Tennessee general partnership,** ("Grantor") does hereby bargain, sell, transfer and convey unto **M/I Homes of Nashville, LLC, a Delaware limited liability company** ("Grantee") its successors and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

See **Exhibit A** attached hereto incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **M/I Homes of Nashville, LLC**, its successors and assigns, forever.

AND **Grantor** does hereby covenant with the said **Grantee** that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except for:

(i) Current years taxes which are being prorated;

(ii) Matters shown on the Plan of record in Book 5190, page 223 (Tract 3), Instrument No. 20020624-0075604 (Tract 1), Instrument No. 20010417-0037237 (Tract 1), and Instrument No. 20050210-0015592 (Tract 1), said Register's Office;

(iii) Flowage Easement of record in Book 3917, page 967, said Register's Office (Tract 1);

(iv) Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains, Force Mains and Appurtenances of record in Instrument No. 20020426-0051713, said Register's Office (Tract 1);

(v) Easement of record in Instrument No. 20020913-0111662, said Register's Office (Tract 1);

(vi) Stormwater Detention Agreement of record in Instrument No. 20060203-0013756, said Register's Office (Tract 1); and

(vii) Agreement for sewage soil absorption system of record in Book 4902, page 276, said Register's Office (Tract 3).

AND **Grantors** do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to the said **Grantor**, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

This is unimproved and improved property generally known as 3817 Hamilton Church Road, 3807 Hamilton Church Road, and 0 Hamilton Church Road, Antioch, TN 37013.

GRANTOR shall be responsible for the payment of any "roll-back" taxes that become due from this sale, if any.

[REMAINDER OF THIS PAGE IS BLANK; SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, this Warranty Deed has been executed this 1 day of August, 2025.

GRANTOR:

Pardue Family Hamilton Church Road Partners,
a Tennessee general partnership

By: Chris Pardue

Print Name: Chris Pardue

Title: Managing Partner

STATE OF Tennessee)

COUNTY of DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared CHRIS PARDUE, as MANAGING PARTNER (title) of **Pardue Family Hamilton Church Road Partners**, 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 MANAGING PARTNER (title) of **Pardue Family Hamilton Church Road Partners**, the within named bargainer, and that he or she as such person and in such capacity executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee ~~Tennessee,~~ this the 1st day of August, 2025.

Bettie Jane Winton
Notary Public

My Commission Expires:

11/3/2025

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2025

EXHIBIT A

Legal Description

TRACT 1

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Hamilton Church Road, between Hobson Pike and Lavergne-Couchville Pike, and being more particularly described as follows:

BEGINNING at an iron pin set.in the southerly margin of Hamilton Church Road, said iron pin being the northwesterly corner of the property conveyed to Guy Wallace, Jr., by deed of record in Book 4683, Page 593, R.O.D.C., said iron pin also being westerly 50 feet, as measured along said.southerly.margin, from an iron pin found at the northwesterly corner of Lot No. Two, as shown on the plan of the Wallace Subdivision, as of record in Book 5190, Page 223, R.O.D.C., and being the northeasterly corner of the herein described parcel;

THENCE, leaving said southerly margin with the westerly line of property conveyed to Guy Wallace by deed of record in Book 4683, Page 593, R.O.D.C.T., S 04° 40' W, 247.92 feet to an iron pin found;

THENCE, with the westerly line of Lot No. Two, as shown on the plan of-Wallace Subdivision, as of record in Book 5190, Page 223, R.O.D.C., S 04° 10' W, 350.57 feet to an-iron pin set;

THENCE, with the southerly line.of said Lot No. Two and Lot No. One, Wallace Subdivision the following calls:

S 77° 50' E, 72.40 feet to an iron pin set;
S 88° 04' E, 73.06 feet to an iron pin set;
S 82° 25' E, 365.11 feet to an iron pin set;

THENCE, S 11° 52' W, 282.54 feet to an iron pin set;
THENCE, S 14° 46' E, 74.88 feet to an iron pin set;
THENCE, S 01° 33' W, 184.11 feet to an iron pin set;
THENCE, S 03° 36' W, 412.00 feet to an iron pin found;
THENCE, S 06° 18' W, 69.23 feet to an iron pin found;
THENCE, S 10° 16' W, 141.38 feet to an iron pin set;

THENCE, with the northerly line of property conveyed to W.C. Wheeler, et ux, by deed of record in Book 4259, Page 86, R.O.D.C.TN., N 87° 00' W, 1,755.00 feet to an iron pin set;

THENCE, N 02° 45' E, 1,798.07 feet to an iron pin set in the southerly margin of Hamilton Church Road;

THENCE; with said southerly margin in the following calls:

S 84° 15' E, 482.22 feet to an iron pin set;

With a curve to the left 424.01 feet to an iron pin set, said curve having a central angle of 05° 25' 22", a radius of 4,480.00 feet, a tangent of 212.16 feet and a chord of S 86° 57' 33" E, 423.85 feet;

S 89° 40' E, 405.70 feet to the point.of beginning..

Containing 2,877,649 square feet or 66.06 acres, more or lees.

Less and except the platted properties shown on the plat entitled "Subdivision Plat, Section 1, Phase I, South Shore", of record in Instrument 20020624-0075604, Register's Office for Davidson County, Tennessee and plat entitled "Subdivision Plat, Section 1, Phase II, South Shore", of record in Instrument 20050210-0015592, said Register's Office.

Being the same property conveyed to PARDUE FAMILY HAMILTON CHURCH ROAD PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, (FORMERLY KNOWN AS CMH PARKS, INC.) of record in Instrument No. 20211210-0164047, dated December 9, 2021, said Register's Office.

TRACT 2

Land in Davidson County, Tennessee, being Lot 2, as shown on the map entitled Wallace Subdivision, of record in Plat Book 5190, page 223, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

TRACT 3

Land in the 2nd Civil District of Davidson County, described more particularly as follows:

Beginning at a cap and nail in the centerline of Hamilton Church Road, thence, along the centerline of Hamilton Church Road, S 82 deg. 22' 00" E, 50.00 feet to a point in the centerline; thence, S 09 deg. 36' 20" W, 30.00 feet to an iron pin in the south right of way of Hamilton Church Road, said pin also being the beginning point of the tract herein described; thence, S 09 deg. 36' 20" W, 170.00 feet to an iron pin in the Guy Wallace property; thence, S 80 deg. 23' 40" E, 82.50 feet to an iron pin, said pin also being a corner in the Wallace property; thence, S 09 deg. 36' 20" W, 80.00 feet to an iron pin the Wallace property; thence N 80 deg. 23' 40" W, 133.97 feet to an iron pin in Wallace's west line and a point in Wood's east line; thence with Wood's east line N 10 deg. 31' 30" E, 80.00 feet to an iron pin in Wood's east line; thence N 09 deg. 36' 56" E, 168.28 feet to an iron pin in the south right-of-way of Hamilton Church Road. Said pin also being Wood's northeast corner; thence with the right-of-way of Hamilton Church Road S 82 deg. 22' 00" E, 50.00 feet to an iron pin in the Wallace property and the point of beginning, containing 0.44 acres, more or less, and being more particularly FAA described on Federal Aviation Administration Drawing No. SO-D-1828-A, dated August 24, 1973.

TRACT 2 and 3 being the same property conveyed to PARDUE FAMILY HAMILTON CHURCH ROAD PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, by deed from GJN LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20211210-0164048, dated December 9, 2021, said Register's Office.

Tennessee Certification of Electronic Document

I, Samuel J. Blanton, 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 8/1/25 (date of document).

Affiant Signature

8/4/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-8-28

NOTARY'S SEAL

