This instrument prepared by:
Samuel J. Blanton
TUNE, ENTREKIN & WHITE, P.C.
500 11th Ave. N., Suite 600
Nashville, Tennessee 37203
(615) 244-2770

ERICA ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00

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		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, 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, all its right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

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

The purpose of this deed is to combined the above referenced parcels into a single tract consistent with a new survey legal description as set forth in **Exhibit A**.

Karen Johnson Davidson County
Batch# 1305947 DEEDQC
08/04/2025 04:10:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250804-0061754

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

GRANTOR:

Pardue Family Hamilton Church Road Partners, a Tennessee general partnership

By: Chris Pardue

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, this the 1st day of AUGUST, 2025.

Notary Public

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

My Commission Expires:

11/3/2025

EXHIBIT A
Legal Description

A parcel of land lying in Davidson County, Metro Nashville, Tennessee, just north of LaVergne, approximately 0.9 miles east of State Route 171 - Hobson Pike, and being more particularly described as follows:

Beginning at a 5/8-inch capped iron rod set in the southern margin of Hamilton Church Road at the northeastern corner of Section I, Phase I, South Shore Subdivision, Instrument Number PL-20020624 0075604, Register's Office Davidson County (hereafter RODC), said capped rod lying South 75°44' East, 348 feet from the centerline intersection at South Shore Drive, and on the arc of a circular curve having a radius of 5,030.00 feet and being concave to the north; thence along the southern margin of said Hamilton Church Road, 30 feet from the centerline of same as it now exists, and easterly along said curve through a central angle of 1°49'09" an arc distance of 159.70 feet (Chord: South 83°30'08" East, 159.69 feet) to a point of tangency; THENCE continuing along the southern margin of said road, South 84°24'43" East, 362.29 feet to the point of curvature of circular curve being concave to the south and having a radius of 6,270.00 feet; THENCE easterly along said curve through a central angle of 2°46'20" an arc distance of 303.36 feet (Chord: South 83°01'33" East, 303.33 feet to a 5/8-inch capped iron rod set at the northwest corner of the Bobby Lee Warnack property, Instrument Number DB-00007575 0000171, RODC; THENCE leaving said road and along the western boundary of said Warnack property, South 9°28'04" West, 628.79 feet to a 1/2-inch capped iron rod found at the southwestern corner of said Warnack property; THENCE along the southern boundary of same, South 77°10'05" East, 200.97 feet to a 5/8-inch capped iron rod set at the southeastern corner of said Bobby Lee Warnack property and in the western boundary of the Kenneth R. and Shirly M. Warnack property, Instrument Number QC-00010507 0000520, RODC; THENCE along the western boundary of said Kenneth R. and Shirly M. Warnack property, South 9°26'13" West, 15.33 feet to a 1/2-inch iron pipe found (disturbed) at a fence post and being the southwestern corner of said Kenneth R. and Shirly M. Warnack property and the northwestern corner of the Christ Miracle Chapel property, Instrument Number DB-20021101 0134330, RODC; THENCE along the western boundary of said Christ Miracle Chapel property, South 12°01'24" West, 316.80 feet to a 3/4-inch iron rod found at the southwestern corner of same and the northwestern corner of the James Michael Grant property, Instrument Number DB-00008459 0000067, RODC; THENCE along the western boundary of said Grant property, South 9°38'12" West, 78.27 feet to a 5/8-inch capped iron rod set, and South 6°47'49" West, 174.28 feet to a 5/8-inch iron rod found (disturbed) at the southwestern corner of said Grant property and the northwestern corner of the Copeland Properties, LLC property, Instrument Number DB-20240502 0032028, RODC; THENCE along the western boundary of said Copeland Properties, LLC property, South 8°54'44" West, 293.19 feet to a 1/2-inch iron rod found at a fence corner, the southwestern corner of said Copeland Properties, LLC property, and the northwestern corner of the Walter F. and Barbara Rumble (Life Estate) and Taylor Rumble property, Instrument Number QC-20150821 0084489, RODC; THENCE along the western boundary of said Rumble property, South 8°56'26" West, 69.58 feet to a post found, and South 11°37'36" West, 68.99 feet to a 5/8-inch capped iron rod set at the southwestern corner of said Rumble property and the northwestern corner of the Asharf Tadros property, Instrument Number DB-20240404 0023800, RODC; THENCE along the western boundary of said Tadros property,

South 15°34'28" West, 139.03 feet to a 5/8-inch capped iron rod set, and North 81°56'00" West, 57.84 feet to a 1/2-inch iron rod found at the northeastern corner of the NIR Homes, Inc. property, QC-20180720 0070786; THENCE leaving said Tadros property boundary and along the northern boundary of said NIR Homes, Inc. property, North 81°56'00" West, 981.35 feet to a 5/8-inch capped iron rod set at the southeastern corner of Section I, Phase II, South Shore Subdivision, Instrument Number PL-20050210 0015592, RODC; THENCE leaving the northern boundary of said NIR Homes, Inc. property and along the eastern boundary of said Section I, Phase II, South Shore Subdivision property, North 8°11'21" East, 22.01 feet to a 5/8-inch capped iron rod set at the southeastern corner of Lot 179 in said subdivision; THENCE along the eastern boundary of said Lot 179 in part and continuing along the eastern boundary of said subdivision, crossing Beachfront Avenue, North 0°59'08" East, 148.57 feet to a 5/8-inch capped iron rod set in the northern margin of said Beachfront Avenue; THENCE leaving said Beachfront Avenue and continuing along the eastern boundary of said subdivision, North 1°36'39" East, 110.00 feet to a 5/8-inch capped iron rod set in the southern boundary of Lot 143, Open Space, Public Utility and Drainage Easement (hereafter P.U.D.E.) in said subdivision; THENCE along the southern boundary of said Lot 143, South 88°08'22" East, 145.29 feet to a 5/8-inch capped iron rod set at the southwestern corner of Lot 73 in the aforementioned Section I, Phase I, South Shore Subdivision; THENCE along the southern boundary of said Lot 73, South 79°19'01" East, 73.14 feet to a 5/8-inch capped iron rod set; THENCE continuing along the southern boundary of said Lot 73 in part and continuing along the southern boundary of Lot 74, THENCE South 86°51'20" East, 145.81 feet to a 5/8-inch capped iron rod set at the southeastern corner of said Lot 74; THENCE along the eastern boundary of said Lot 74, North 17°30'09" East, 67.75 feet to a 1/2-inch capped iron rod "Parker 2408" found at the northeastern corner of said Lot 74 and the southeastern corner of a P.U.D.E; THENCE along the eastern boundary of said P.U.D.E., North 16°22'56" East, 55.73 feet to a 5/8-inch capped iron rod set at the northeastern corner of said P.U.D.E. and the southeastern corner of Lot 75; THENCE along the eastern boundary of said Lot 75, North 0°38'39" East, 79.38 feet to a 5/8-inch capped iron rod set, and North 31°36'57" West, 55.82 feet to a 5/8-inch capped iron rod set at the northernmost corner of said Lot 75 and the easternmost corner of Lot 76; THENCE along the northeastern boundary of said Lot 76, North 58°23'07" West, 79.95 feet to a 5/8-inch capped iron rod set at the northernmost corner of said Lot 76 and the easternmost corner of Lot 77; THENCE along the northeastern boundary of said Lot 77, North 49°21'00" West, 52.73 feet to a 5/8-inch capped iron rod set at the northernmost corner of said Lot 77 and the southeastern corner of Lot 78; THENCE along the eastern boundary of said Lot 78 in part and continuing along the eastern boundary of Lot 79, North 33°07'09" West, 130.28 feet to a 5/8-inch capped iron rod set at the northeastern coroner of said Lot 79 and the southeastern corner of Lot 80; THENCE along the eastern boundary of said Lot 80, North 23°17'16" West, 74.93 feet to a 5/8-inch capped iron rod set at the northeastern corner of said Lot 80 and the southeastern corner of Lot 81; THENCE along the eastern boundary of said Lot 81 in part and continuing along the eastern boundary of Lot 82, North 1°02'08" East, 101.62 feet to a 5/8-inch capped iron rod set at the northeastern corner of said Lot 82 and the southeastern corner of Lot 83; THENCE along the eastern boundary of said Lot 83, North 20°37'01" East, 33.63 feet to a 5/8-inch capped iron rod set, and North 52°04'08" West, 49.81 feet to a 5/8-inch capped iron rod set at the northeastern corner of said Lot 83 and the southeastern corner of Lot 84; THENCE along the eastern boundary of said Lot 84 in part, North 20°37'01" East, 125.42 feet to a 5/8-inch capped iron rod set in Beachfront Avenue; THENCE North 69°33'57" West, 21.25 feet to a 5/8-inch capped iron rod set, and North 19°08'16" East, 25.05 feet to a 5/8-inch capped iron rod found in the northern margin of said Beachfront Avenue at the southeastern corner of Lot 25; THENCE

leaving said Beachfront Avenue and along the eastern boundary of said Lot 25, North 19°30'12" East, 95.72 feet to a 5/8-inch capped iron rod set at the northeastern corner of said Lot 25 and the southeastern corner of Lot 24; THENCE along the eastern boundary of said Lot 24 and continuing along the eastern boundary of Lot 23, North 7°20'47" East, 124.32 feet to a 1/2-inch capped iron rod "BWSC" found at the northeastern corner of said Lot 23 and the southeastern corner of Lot 22; THENCE along the eastern boundary of said Lot 22, North 16°36'09" East, 58.74 feet to a 5/8-inch capped iron rod set at the northeastern corner of said Lot 22 and the southeastern corner of Lot 21; THENCE along the eastern boundary of said Lot 21 in part and continuing along the eastern boundary of Lot 20, North 33°53'53" East, 104.68 feet to a 1/2-inch capped iron rod "BWSC" found at the northeastern corner of said Lot 20 and the southeastern corner of Lot 19; THENCE along the eastern boundary of said Lot 19, North 21°58'42" East, 58.65 feet to a 5/8-inch capped iron rod set, and North 6°40'28" West, 65.06 feet to a 5/8-inch capped iron rod set the northeastern corner of said Lot 19 and the southeastern corner of a P.U.D.E; THENCE along the eastern boundary of said P.U.D.E., North 20°24'44" West, 30.50 feet to a 5/8-inch capped iron rod set at the easternmost corner of Lot 18; THENCE along the eastern boundary of a P.U.D.E. North 7°08'15" East, 175.99 feet to the POINT OF BEGINNING; containing 37.207 Acres, or 1,620,738 Square Feet, more or less, and being inclusive of the Pardue Family Hamilton Church Road Partners property, Instrument Number DB-20211210 0164047, and Tracts 1 and 2, Instrument Number DB-20211210 0164048, Register's Office Davidson County; and being all of Davison County Parcels 16500001100, 16500001200, and 16500010200.

Based on a survey by James E. Campbell, II, Tennessee Registered Land Surveyor Number 1682, with Thomas & Hutton Engineering. All 5/8-inch iron rods set having a plastic identification cap with "T&H Prop. Cor."

The above description includes all of the 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 and 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.

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

