Karen Johnson Davidson County
Batch# 1322763 DEEDWARRSP
09/16/2025 09:42:30 AM 4 pgs
Fees: $23.00 Taxes: $8,343.50
20250916-0073749

CONSIDERATION CERTIFICATE

STATE OF Georgia)

COUNTY OF Gwinnett)

The actual consideration or value, whichever is greater for this transfer is $2,255,000.00.

Affiant

Subscribed and sworn to before me this the 15th day of September, 2025.

Notary Public

KRIN BAUMAN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 03-17-2029

My Commission Expires: 3/17/29

This instrument prepared by:

Nathan Byerly, Esq.
McMichael & Gray, P.C.
22 Century Blvd, Suite 450
Nashville, TN 37214

SPECIAL WARRANTY DEED

NAS-TN-250302-1-com

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX ID NO.
Lennar Homes of Tennessee, LLC 6840 Carothers Parkway, Suite 600 Franklin, TN 37067 Attn: Christopher Panfili, Division President	Same as New Owner	087 01 0 090.00; 087 01 0 091.00; 087 01 0 092.00; 087 01 0 093.00; 087 01 0 094.00; 087 01 0 095.00;. 087 01 0 096.00; 087 01 0 097.00; 087 01 0 098.00; 087 01 0 099.00087 01 0 100.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SCHELL BROTHERS NASHVILLE LLC,** a Delaware limited liability company ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **LENNAR HOMES OF TENNESSEE, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in **Davidson County**, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, subject however to all taxes and assessments for the year 2025 and subsequent years, not yet due and payable, and all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, as well as all applicable zoning and building regulations.

SCHELL BROTHERS NASHVILLE LLC,
a Delaware limited liability company

By:_____
Joe Yurisic Authorized Signatory

STATE OF Tennessee)
COUNTY OF Sumner)

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Joe Yurisic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Signatory of Schell Brothers Nashville LLC, the within-named bargainor, a Delaware limited liability company, that he as such Authorized Signatory executed the foregoing instrument for and on behalf of the aforesaid corporation for the purposes therein contained.

WITNESS my hand, at office, this 12 day of September, 2025.

_____
Notary Public

My Commission Expires: 9/27/2026

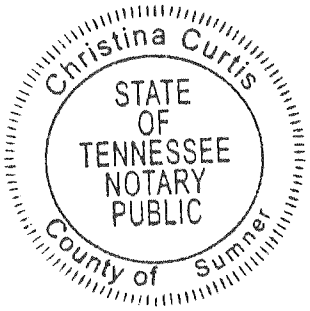


EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 on Final Plat, 840 Old Lebanon Dirt Road, Subdivision Number 2023S-016-001, according to survey and plat of same appearing of record in Instrument Number 20230906-0069779, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

As to Lots 1, 2, 3, 4, 5, 7, 8, 9, 10 and 11, being the same property conveyed to Schell Brothers Nashville LLC, a Delaware limited liability company by Warranty Deed from The Lux Development Group, LLC, a Tennessee limited liability company, dated April 22, 2024 and recorded in Instrument Number 20240424-0029522, Register's Office for Davidson County, Tennessee; AND

As to Lot 6, being a portion of the property conveyed to Schell Brothers Nashville LLC, a Delaware limited liability company by Special Warranty Deed from The Lux development Group, LLC, a Tennessee limited liability company, dated March 12, 2024, and recorded in Instrument No. 20240313-0017502, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Nathan Byerly, 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 9/15/25 (date of document).

Affiant Signature

9/16/25
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 16th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/17/29

NOTARY'S SEAL

