Prepared by and
Return Recorded Documents To:

JC-HS MHP II POOL 02 LP
c/o Hearthstone, Inc.
23975 Park Sorrento, Suite 220
Calabasas, California 91302
Attn: Steven C. Porath, Esq.

Karen Johnson Davidson County
Batch# 1326831 DEEDWARRSP
09/25/2025 12:14:30 PM 8 pgs
Fees: $43.00 Taxes: $4,077.56
20250925-0076604

| **Name and Address of Property Owner:** | **Send Tax Bills to:** | **Map and Parcel Number** |
|---|---|---|
| JC-HS MHJP II POOL 02 LP<br>23975 Park Sorrento, Suite 220<br>Calabasas, California 91302 | Beazer Homes, LLC<br>501 Corporate Center Drive, Suite 450<br>Franklin, TN 37067 | See Exhibit "A" attached |

7304843-TN-2

**SPECIAL WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, BEAZER HOMES, LLC, a Delaware limited liability company ("***Grantor***"), has this day bargained and sold, and do hereby transfer and convey unto JC-HS MHJP II POOL 02 LP, Delaware limited liability company ("***Grantee***"), their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> ALL THAT CERTAIN lot or parcel of land lying in Davidson County Tennessee, and more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the public records.

Grantor further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all parties claiming by, through, or under the Grantor, but no further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

EXECUTED this 24 day of September, 2025.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first set forth above.

**GRANTOR**:

BEAZER HOMES, LLC,
a Delaware limited liability company

By: _____
Name: Michael Dunn
Title: Senior Vice President, General Counsel, Corporate Secretary and Compliance Officer

STATE OF GEORGIA )
)
COUNTY OF DEKALB )

Before me, Asya Parks, a Notary Public of said County and State, personally appeared Michael Dunn, 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 Senior Vice President, General Counsel, Corporate Secretary and Compliance Officer (or other officer authorized to execute the instrument) of BEAZER HOMES, LLC, a Delaware limited liability company, the within named bargainor, and that he/she as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as its Senior Vice President, General Counsel, Corporate Secretary and Compliance Officer.

Witness my hand and seal, at the office in Atlanta, GA, this 9th day of September 2025.

Asya Parks
NOTARY PUBLIC
ROCKDALE COUNTY, GEORGIA
My Commission Expires
06/09/2029

_____
Notary Public, State of Georgia
Name: Asya Parks
My Commission Expires: June 09, 2029

D13 – TN Davidson BH

**OATH OF CONSIDERATION**

STATE OF California

COUNTY OF San Diego

THE UNDERSIGNED HEREBY SWEARS OR AFFIRMS THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $ 1,102,043.00

Affiant: First American Title Company

By: _____

Name: Sheri Keene

Title: Escrow Officer

State of _____ )

) ss.

County of _____ )

Subscribed and sworn to before me on this ____ day of _____, 2025, by _____.

_____

NOTARY PUBLIC FOR _____

My Commission Expires: _____

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )SS
COUNTY OF San Diego )

On 09/22/2025 before me, J.T. Gallardo , Notary Public, personally appeared Shari Kaase

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

J. T. GALLARDO
Notary Public - California
San Diego County
Commission # 2464170
My Comm. Expires Oct 22, 2027

This area for official notarial seal.

## OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

SIGNER IS REPRESENTING:

**Name of Person or Entity** Name of Person or Entity

## OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Reproduced by First American Title Company 11/2007

## Exhibit A

## Legal Description

| **Community 1 of 2:** | Overlook at Aarons Cress | **County, State:** | Davidson TN |
|---|---|---|---|
| | | | |
| **APNs:** | **Street Addresses:** | | |
| 087-10-0B-001-00 | 512 Kemp Drive, Hermitage, TN | | |

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 No. 1, on the Final Plat Overlook at Aaron's Cress of record in Plat of record in Instrument No. 20240315-0017965, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Beazer Homes, LLC. A Delaware limited liability Company by Warranty Deed dated March 29, 2022, from The LUX Development Group, LLC, a Tennessee limited liability Company and The Wise Group, Inc., A Tennessee Company (a/k/a Wise Group Inc.) of record in Instrument No. 20220413-0042550, Register's Office for Davidson County, Tennessee.

| **Community 2 of 2:** | Tulip Hill | **County, State:** | Davidson TN |
|---|---|---|---|
| | | | |
| **APNs:** | **Street Addresses:** | | |
| 086-16-0A-154-00CO | 5090 Dayflower Drive, Hermitage TN (Property 1) | | |
| 086-16-0A-092-00CO | 5112 Dayflower Drive, Hermitage TN (Property 2) | | |

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

Property 1
Land in Davidson County, Tennessee being Townhome Unit 154 of Tulip Hills, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Tulip Hills appearing of record in Instrument No. 20230321-0020307, Amended in Instrument No.20230426-0030534, and in Instrument no. 20250606-0044587, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Common Elements associated with ownership of said Unit as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Unit Owners, and the By-Laws of the Association.

Being part of the same property conveyed to Beazer Homes, LLC. A Delaware limited liability Company by Deed's dated January 25, 2022, of record in Instrument No. 20220127-0010151, Instrument No, 20220127-0010150, Instrument No.20220127-0010149, and in Instrument No. 20220127-0010148, Register's Office for Davidson County, Tennessee.

Property 2
Land in Davidson County, Tennessee being Townhome Unit 92 of Tulip Hills, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Tulip Hills appearing of record in Instrument No. 20230321-0020307, Amended in Instrument No.20230426-0030534, and in Instrument no. 20250606-0044587, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Common Elements associated with ownership of said Unit as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Developer and the Unit Owners, and the By-Laws of the Association.

Being part of the same property conveyed to Beazer Homes, LLC. A Delaware limited liability Company by Deed's dated January 25, 2022, of record in Instrument No. 20220127-0010151, Instrument No, 20220127-0010150, Instrument No.20220127-0010149, and in Instrument No. 20220127-0010148, Register's Office for Davidson County, Tennessee.

**Tennessee Certification of Electronic Document**

I, Sheri Keene, 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 9/24/25 (date of document).

Affiant Signature Sheri Keene

9-23-25
Date

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____, 2_____.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )SS
COUNTY OF San Diego )

On 09/23/2025 before me, J. T. Gallardo , Notary Public, personally appeared Shari Keane

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

J. T. GALLARDO
Notary Public - California
San Diego County
Commission # 2464170
My Comm. Expires Oct 22, 2027

This area for official notarial seal.

## OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

SIGNER IS REPRESENTING:

**Name of Person or Entity** Name of Person or Entity

## OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Reproduced by First American Title Company 11/2007