**SPECIAL WARRANTY DEED**

Karen Johnson Davidson County
Batch# 1333821 DEEDWARRSP
10/15/2025 08:48:30 AM 5 pgs
Fees: $28.00 Taxes: $4,526.63
20251015-0081964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,223,413.51.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October 2025.

Notary Public
MY COMMISION EXPIRES: 6/2/26
(AFFIX SEAL)

SHERMAINE DEMESSA NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 06-02-2026

**THIS INSTRUMENT WAS PREPARED BY**
Hutch Henderson, Esq.
McMichael & Gray, P.C.
2055 North Brown Road, Suite 250
Lawrenceville, Georgia 30043

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Clayton Properties Group Inc.<br>C/O Goodall Homes | Clayton Properties Group Inc.<br>C/O Goodall Homes | Part of<br>032 00 0 063.00<br>032 00 0 065.00 |
| (NAME) | (NAME) | |
| 393 Maple Street, Suite 100 | 393 Maple Street, Suite 100 | |
| (ADDRESS) | (ADDRESS) | |
| Gallatin, TN 37066 | Gallatin, TN 37066 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DOMAIN TIMBERLAKE MULTISTATE 2, LLC**, a Delaware limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation, hereinafter called the GRANTEE and its assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A"

Commonly known as: Misty Creek Court, Nashville, Tennessee 37201.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other

matters of public record.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE and its assigns forever. 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. GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE and its assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be duly executed and delivered on the date of the acknowledgement of Grantor's signature below, to be effective as of the date first set forth above.

**GRANTOR**:

**DOMAIN TIMBERLAKE MULTISTATE 2, LLC,**
a Delaware limited liability company

By: _____
Name: Houdin Honarvar
Its: Authorized Signatory

State of New York
County of New York

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Houdin Honarvar with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oath acknowledged themself to be the Authorized Signatory of Domain Timberlake Multistate 2, LLC, the within named bargainer, a Delaware limited liability company, and that, as such Authorized Signatory_, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Houdin Honarvar as such Authorized Signatory

Witness my hand and Official seal this 7th day of October, 2025.

_____
Notary Public:
My Commission Expires: 7-5-2028

**RETURN TO:**
**McMichael & Gray, PC**
**2055 North Brown Road, Suite 250**
**Lawrenceville, GA 30043**

JOSEPHINE G CIMINO
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Nassau County
01CI0026551
MY COMMISSION EXPIRES 07/05/2028

**EXHIBIT "A"**
**LEGAL DESCRIPTION**

SITUATED in Davidson County, Tennessee, and being known and designated as Lots 121, 122, 123, 124, 125, 126, 127, 128, and 129 on the Final Plat of Heritage Creek Phase 6, recorded as Instrument No. 202510020078443 in the Davidson County Register's Office, to which plat specific reference is hereby made for a more particular description.

Being a portion of the property conveyed to Domain Timberlake Multistate 2, LLC, a Delaware limited liability company, by Special Warranty Deed from Clayton Properties Group, Inc., a Tennessee corporation, dated September 25, 2024, recorded on October 10, 2024, in Instrument Number 202410100078802, 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 10/14/25 (date of document).

Affiant Signature

10/14/25
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 14th day of October, 20 25

Notary's Signature

MY COMMISSION EXPIRES: 06/02/2026

NOTARY'S SEAL

