Karen Johnson Davidson County
Batch# 1342237 DEEDWARRSP
11/05/2025 11:41:30 AM 7 pgs
Fees: $38.00 Taxes: $13,686.30
20251105-0088209

Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
M/I Homes of Nashville, LLC 725 Cool Springs Blvd. Suite 180 Franklin, TN 37067	Tax Parcel ID 098-00-0-099.00 Tax Parcel ID 098-00-0-140.00	Same as New Owner
This Instrument Prepared By: Hudson, Reed & Christiansen, PLLC, 16 Public Square North, Murfreesboro, TN 37130, (615) 893-5522		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all which are hereby acknowledged, **The Lux Development, LLC, a Tennessee limited liability company**, (the "Grantor") has bargained and sold, and by these presents does transfer and convey to **M/I Homes of Nashville, LLC, a Delaware limited liability company** (the "Grantee"), Grantee's successors and assigns, certain land in Rutherford County, State of Tennessee, being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on, under or about said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way abutting said real property (collectively, the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit "B" attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that Grantor is seized and possessed of the Property, Grantor has the right to convey the Property, and the Property is free

from all encumbrances made or suffered by Grantor, except the Permitted Exceptions.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said Property against the lawful claims of all persons claiming by, through or under Grantor (excluding claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

[*Signature Page Follows.*]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 3rd day of Nov., 2025.

"GRANTOR"

THE LUX DEVELOPMENT GROUP, LLC

By: _____
Alan Wise, President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority of the State and County aforesaid, personally appeared Alan Wise with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of The Lux Development Group, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, with the authority to do so, executed the within Special Warranty Deed for the purposes therein contained by signing the name of the limited liability company as such President.

WITNESS MY HAND and official seal on this the 3rd day of Nov., 2025.

_____
NOTARY PUBLIC

My commission expires: 9/16/2029

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,699,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me, this the 3rd day of November, 2025.

_____
NOTARY PUBLIC

My commission expires: 9/16/29

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT "A"

THE PROPERTY

Parcel 1

Being Lot No. 1 on the Final Plat of Hagar Subdivision, of record as Instrument Number 20190806-0078398, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lux Development Group, LLC, a Tennessee limited liability company, by virtue of Warranty Deed from Roy Hagar, Steve Hagar, William Hagar, Barbara Putty, and Betty Tyson, dated May 9, 2022, recorded May 13, 2022, in Instrument No. 20220513-0055153, in the Register's Office for Davidson County, Tennessee.

Parcel 2

Being Lot 2 of the Hagar Subdivision Final Plat of record in Instrument Number 20190807-0078398, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lux Development Group, LLC, a Tennessee limited liability company, by virtue of Warranty Deed from David L. Hagar and wife, Danielle Haggar, dated May 11, 2022, recorded May 13, 2022, in Instrument No. 20220513-0055169, in the Register's Office for Davidson County, Tennessee.

Parcel 3

Being a portion of land situated in the 12th Council District of Davidson County, Tennessee, and being more particular described as follows:

Commencing at the approximate centerline intersection of South New Hope Road & John Hagar Road, thence in a Westerly direction 970+/- feet to a to a point, on the Southerly margin of John Hagar Road, at the Northwest corner of Metropolitan Government, Ruby Major Elementary School, of record in Instrument Number 20020531-0066355 in the Register's Office for Davidson County, Tennessee (R.O.D.C., TN), "known as Tract I", being the Northeast corner of the subject property; thence with the common line, South 03°15'56" West, a distance of 500.3+/- feet to a mag-spike set in rock, by Dale and Associates, with stamped metal washer, at approximate Tennessee State Plane Coordinates of N:664,076.07 E: 1,797,325.18, and being the Point Beginning of herein described land; thence continuing with the common line, South 03°15'56" West, a distance of 612.14 feet to a 1/2" iron rod found, having no cap, at the Northeast corner of Metropolitan Government, Ruby Major Elementary School, of record in Instrument Number 20020531-0066355, R.O.D.C., TN., "know a Tract II"; thence with said line, North 87°43'51" West, a distance of 284.75 feet to a 3/4" iron rod found, having no cap, set in concrete, at the Northeast corner of David L. Hagar & Wife Danielle Hagar, of record in Instrument Number 20140820-0075991, R.O.D.C., TN., also being the Southeast corner of Roy Hagar, Steve Hagar, William Hagar, Barbara Putty & Betty Tyson of record in Instrument Number 20190905-0089655, R.O.D.C., TN; thence with Hagar/Putty/Tyson Easterly line, North 07°16'45" East, a distance of 375.46 feet to a 5/8" iron rod set, by Dale and Associates, having a pink cap; thence,

North 05°36'41" East, a distance of 264.61 feet to a point in a 12" dead Cedar at the new division line; thence with the new division line, South 81°41'45" East, a distance of 248.56 feet to the Point of Beginning of herein described land, having an area of 165196.58 square feet or 3.79 acres more or less; This description was prepared by Dale and Associates under the supervision of Steven C. Matthews, Tennessee Registered Land Surveyor Number 2352, on May 9, 2022, and is based on October 8, 2021, ALT/NSPS Land Title Survey under Project Number 21045.

Being the same property conveyed to Lux Development Group, LLC, a Tennessee limited liability company, by virtue of Warranty Deed from James Thomas George, John Roger George and Samuel R. George, Jr. (as tenants in common with no right of survivorship), dated May 10, 2022, recorded May 13, 2022, in Instrument No. 20220513-0055174, in the Register's Office for Davidson County, Tennessee

This is unimproved property known as 24.37 Acres on John Hagar Rd., Nashville, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All matters shown or stated on plan of record in Instrument No. 20190807-0078398, in the Register's Office for Davidson County, Tennessee; approximately as shown on ALTA/NSPS Land Title Survey prepared by Stephen Vander Horst, RLS No. 3041, dated October 10, 2025, last revised October 10, 2025, bearing Project No. 25-233 (the "Survey")

2. Subject to the Restrictions, Covenants and Easements which are set out and stated in the Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as found filed in Instrument No. 20240923-0073492, in the Register's Office for Davidson County, Tennessee.

3. Subject to the Restrictions, Covenants and Easements which are set out and stated in the Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as found filed in Instrument No. 20250225-0013688, in the Register's Office for Davidson County, Tennessee.

4. Subject to the Easement(s) which are set out and stated in the Anchor Easement found filed in Instrument No. 20050201-0011633 and Instrument No. 20050119-0006560, in the Register's Office for Davidson County, Tennessee; approximately as shown on the Survey.

5. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the Company assumes no liability for taxes assessed by correction or supplemental assessment.

6. The following matters shown or stated on ALTA/NSPS Land Title Survey prepared by Stephen Vander Horst, RLS No. 3041, dated October 10, 2025, last revised October 10, 2025, bearing Project No. 25-233: a. Sidewalk encroaches subject property 1.1 +/- b. Sidewalk encroaches subject property 0.7 +/-

CERTIFICATE OF AUTHENTICITY

I, Jennifer D. Stacey, do hereby make oath that I am a licensed attorney and/or 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 documents executed and authenticated according to law on 11-3-25.

Affiant

Date: 11/3/2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 3 day of Nov., 2025.

Notary Public

My Commission Expires:

9/14/29

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY