Karen Johnson Davidson County
Batch# 1346861 DEEDWARRSP
11/17/2025 07:40:30 AM 5 pgs
Fees: $28.00 Taxes: $4,873.94
20251117-0091179

This instrument prepared by:

Biskind, Hunt & Semro, PLC
8901 E. Pima Center Parkway, Suite 225,
Scottsdale, Arizona 85248
Attn: Geoff Semro

DEBORAH MEYERS
Notary Public
Anne Arundel County
Maryland
My Commission Expires March 21, 2027

CONSIDERATION CERTIFICATE

STATE OF MARYLAND)
COUNTY OF BALTIMORE)

The actual consideration or value, whichever is greater for this transfer is $1,317,280.32

Affiant

Subscribed and sworn to before me this the 13th day of November, 2025.

Notary Public

My Commission Expires: 3/21/2027

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Ashton Nashville Residential L.L.C. 370 Mallory Station Road Suite 500 Franklin, Tennessee 37064	Same as New Owner	See Exhibit

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 and sufficiency of which are hereby acknowledged, BROOKFIELD HOLDINGS (cane ridge), LLC, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto ASHTON NASHVILLE RESIDENTIAL L.L.C., a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Said property is transferred subject to: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to any master-planned community of which the Lots are a portion, any matter shown on the plat of the Lots referenced above, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, and any matter that would be disclosed by a current inspection or a current accurate ALTA/NSPS survey of the Lots.

This is unimproved property located in the residential development commonly known as Cedars at Cane Ridge in Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

[Signature on Next Page]

WITNESS its hand this 11th day of November, 2025.

BROOKFIELD HOLDINGS (CANE RIDGE), LLC, a Delaware limited liability company

By: Matthew Caldwell
Its: Matthew Caldwell, Authorized Signatory

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 11th day of November 2025, by Matthew Caldwell, the Authorized Signatory of BROOKFIELD HOLDINGS (CANE RIDGE), LLC, a Delaware limited liability company, for and on behalf thereof.

Angela Staten
NOTARY PUBLIC

My Commission Expires:

10-10-28

ANGELA STATEN
Notary Public - Arizona
Maricopa County
Commission # 673493
My Comm. Expires Oct 10, 2028

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY
(Cedars at Cane Ridge)

All those certain lots or parcels of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

BEING Lots 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43 and 44, as depicted and described on the plat entitled "Cedars of Cane Ridge, Phase 1" and recorded in the Register's Office of Davidson County, Tennessee as Instrument No. 20241206-0095000.

BEING a portion of the same property conveyed to Brookfield Holdings (Cane Ridge), LLC, a Delaware limited liability company by Special Warranty Deed dated August 14, 2023 and recorded August 14, 2023 as Instrument No. 20230814-0063034, Register's Office for Davidson County, Tennessee.

Tax Account No:

Lot 33 (422 W. Stonehaus Crossing) - 174130B03300CO
Lot 34 (420 W. Stonehaus Crossing) - 174130B03400CO
Lot 35 (418 W. Stonehaus Crossing) - 174130B03500CO
Lot 36 (416 W. Stonehaus Crossing) - 174130B03600CO
Lot 37 (414 W. Stonehaus Crossing) - 174130B03700CO
Lot 38 (412 W. Stonehaus Crossing) - 174130B03800CO
Lot 39 (410 W. Stonehaus Crossing) - 174130B03900CO
Lot 40 (408 W. Stonehaus Crossing) - 174130B04000CO
Lot 41 (406 W. Stonehaus Crossing) - 174130B04100CO
Lot 42 (404 W. Stonehaus Crossing) - 174130B04200CO
Lot 43 (402 W. Stonehaus Crossing) - 174130B04300CO
Lot 44 (400 W. Stonehaus Crossing) - 174130B04400CO

Tennessee Certification of Electronic Document

I, Matthew McComas, 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 November 13, 2025 (date of document).

Affiant Signature

11/13/25
Date

State of Maryland

County of Baltimore

Sworn to and subscribed before me this 13th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8.9.28

NOTARY'S SEAL

CYNTHIA IRVINE FROST
Notary Public
Anne Arundel County
Maryland
My Commission Expires
August 9, 2028