Karen Johnson Davidson County
Batch# 1356900 DEEDWARR
12/11/2025 01:46:30 PM 5 pgs
Fees: $28.00 Taxes: $7,437.15
20251211-0098808

**CONSIDERATION CERTIFICATE**

STATE OF Georgia )

COUNTY OF Gwinnett )

The actual consideration or value, whichever is greater for this transfer is $2,010,041.44

Affiant

Subscribed and sworn to before me this the 10th day of December 2025.

Notary Public

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

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

# SPECIAL WARRANTY DEED

TN-NAS-230735-3-COM

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO. |
|---|---|---|
| Lennar Homes of Tennessee, LLC<br>6840 Carothers Parkway<br>Suite 600<br>Franklin, TN 37067<br>Attn: Division President | Lennar Homes of Tennessee, LLC<br>6840 Carothers Parkway<br>Suite 600<br>Franklin, TN 37067<br>Attn: Division President | Parcels: 071100N: -02800CO, -02900CO, -03200CO, -03300CO, -03400CO, -03600CO, -03700CO, -03800CO, -04000CO |

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, **KLLB AIV 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"), as more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED

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. 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 Property.

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, but no further or otherwise, 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. 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.

IN WITNESS WHEREOF, the GRANTOR has caused this Special Warranty Deed to be executed as of the date set forth below.

**GRANTOR**
KLLB AIV LLC,
a Delaware limited liability company

By: _____
Name: Nathan Holt
Its: Authorized Signatory

STATE OF ARIZONA )
)
COUNTY OF MARICOPA )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nathan Holt *(name)*, 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 Authorized Signatory *(title)* of KLLB AIV LLC, a Delaware limited liability company, and that he/she as such Authorized Signatory *(title)*, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Authorized Signatory *(title)*.

Witness my hand and seal, at office in Scottsdale, this the 10th day of December, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 08/05/2026

JULIE GILLETT
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 635441
Expires August 05, 2026

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

BEING land situated in the 5th Council District of Davidson County, Tennessee:

BEING Units 28, 29, 32, 33, 34, 36, 37, 38, and 40, City Vista Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), as established by Declaration of Covenants, Conditions and Restrictions for City Vista Townhomes recorded in Instrument No. 20240509-0034179, as amended in Instrument No. 20250514-0037975, in the Register's Office of Davidson County, Tennessee, to which declaration is hereby made for a more particular description.

BEING a portion of the property conveyed to KLLB AIV LLC, a Delaware limited liability company, by Special Warranty Deed from Rethink Community Nashville JV, LLC, a Delaware limited liability company, dated October 10, 2023 and recorded October 12, 2023 in Instrument No. 20231012-0079929, in the Register's Office of 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 12/10/25 (date of document).

Affiant Signature

12/11/25
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 11th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/17/29

NOTARY'S SEAL

