Karen Johnson Davidson County
Batch# 1358794 DEEDWARR
12/17/2025 08:20:30 AM 4 pgs
Fees: $23.00 Taxes: $9,768.00
20251217-0100115

CONSIDERATION CERTIFICATE

STATE OF Georgia)

COUNTY OF Gwinnett)

The actual consideration or value, whichever is greater for this transfer is $2,640,000.00 ,000.00.

Affiant

Subscribed and sworn to before me this the 15 day of December 2025.

Notary Public

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

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

SPECIAL WARRANTY DEED

NAS-TN-250301-2-COM

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX ID NO.
Lennar Homes of Tennessee, LLC 6840 Carothers Parkway, Suite 600 Franklin, TN 37067 Attn: Christopher Panfili, Division President	Same as New Owner	Portion of Map 098 00 0 088.00

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, **SCHELL BROTHERS NASHVILLE 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") more particularly described as follows, to wit: See **Exhibit A**.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, 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 same.

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, 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.

SCHELL BROTHERS NASHVILLE LLC,
a Delaware limited liability company

By: _____
Joe Yurisic Authorized Signatory

STATE OF Tennessee)
COUNTY OF Sumner)

Before me, Christina Curtis a Notary Public in and for the State and County aforesaid, personally appeared Joe Yurisic, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Signatory of Schell Brothers Nashville LLC, the within-named bargainor, a Delaware limited liability company, that he as such Authorized Signatory executed the foregoing instrument for and on behalf of the aforesaid corporation for the purposes therein contained.

WITNESS my hand, at office, this 9 day of December, 2025.

_____
Notary Public

My Commission Expires: 9/27/2026

Christina Curtis
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

EXHIBIT "A"
LEGAL DESCRIPTION

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

Lots 74, 75, 76, 77, 78, 79, 94, 95, 96, 97, 98 and 99, Ashton Park, Phase 5B, as shown on Plat of recorded in Instrument No. 20250206-0009127, Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Certificate of Correction in Instrument No. 202520319-0019893, said Register's Office, to which Plan reference is hereby made for a more and complete description of the property.

All being a portion of the property conveyed to Schell Brothers Nashville LLC, a Delaware limited liability company by Special Warranty Deed from Brandon Pardue, individually dated March 20, 2025, and recorded in Instrument No. 20250325-0022391, 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 12/15/25 (date of document).

Affiant Signature

12/15/25
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 15th day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3/17/29

NOTARY'S SEAL

