Karen Johnson Davidson County
Batch# 1378367 DEEDWARR
02/09/2026 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $21,228.32
20260209-0009571

| | |
|---|---|
| **SPECIAL WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,737,384.08.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 TH DAY OF FEBRUARY, 2026.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 10/6/26<br>(AFFIX SEAL) |

SAMUEL G ARMSTRONG NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES October 6, 2026

**THIS INSTRUMENT WAS PREPARED BY**
DF Title, LLC, a Florida limited liability company
14701 Philips Highway, Suite 101, Jacksonville, FL 32256

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S): |
|---|---|---|
| DFH Crescent LLC, a Delaware limited liability company<br>14701 Philips Highway, Suite 300<br>Jacksonville, FL 32256 | DFH Crescent LLC, a Delaware limited liability company<br>14701 Philips Highway, Suite 300<br>Jacksonville, FL 32256 | Part of Map/Parcel ID(s):<br>Davidson County: Portion of 074 00 0 052.00 |

For and in consideration of the sum of Five Million Seven Hundred Thirty-Seven Thousand Three Hundred Eighty-Four And 08/100 Dollars ($5,737,384.08), cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **TRELB Parkhaven, LLC, a Tennessee limited liability company** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto **DFH Crescent LLC, a Delaware limited liability company**, hereinafter called GRANTEE(S), their successors and assigns, that certain tract(s) or parcel(s) of land in Rutherford County, TENNESSEE, described as follows, to-wit:

**The Land is described as follows:**

**Land in Davidson County, Tennessee, being Lot Nos 304, 305, 306, 315, 316, 317, 318, 319, 325, 326, 327, 328, 329, 330, 331, 332, 333, 345, 346, 358, 359, 360, 361, and 362 on the Plan of Final Plat - Phase 3, Section 1 Parkhaven Communities of record in Plat at Instrument No. 20260122-0005327, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being portion of the same property conveyed to TRELB Parkhaven, LLC, a Tennessee limited liability company from Binns Farm Land Company, a Tennessee limited liability company by Special Warranty Deed dated May 31, 2024 and of record by Instrument No. 20240606-0042380, in the Register's Office for Davidson County, Tennessee.**

**Being a portion of the same property conveyed to Binns Farm Land Company, LLC, a Tennessee limited liability company by Special Warranty Deed from Linda Binns Disspayne, an individual ("LBD") as to a one-third (1/3) undivided interest, Tom**

**Douglass Binns, Trustee for the Tom Douglas Binns Trust dated June 12, 2014 ("TDB") as to a one-third (1/3) undivided interest, and Mary Kathleen Binns, an individual ("MKB") as to a one-third (1/3) undivided interest (LBD, TDB, and MKB) of record in Instrument Number 20170802-0078781, Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 02, 2017. See also Scrivener's Affidavit of record in Instrument Number 20210203-0015209, Register's Office for Davidson County, Tennessee.**

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☑ improved ☐ Davidson County: Lots 304-306, 315-319, 325-333, 345-346, 358-362, Parkhaven Subdivision, Hermitage, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their 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(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) 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(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 2nd day of February, 2026

[SIGNATURE PAGE TO FOLLOW]

GRANTOR:

TRELB Parkhaven, LLC
a Tennessee limited liability company

By: _____
Paxton Griffin, Authorized Signatory

STATE OF Georgia
COUNTY OF Fulton

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Paxton Griffin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Authorized Signatory of TRELB Parkhaven, LLC, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of February, 2026.

Notary Public: _____

My Commission Expires: 10/6/26

SAMUEL G ARMSTRONG
NOTARY
PUBLIC
GEORGIA
EXPIRES
October 6, 2026
FULTON COUNTY

**Tennessee Certification of Electronic Document**

I, Allie Efferson, 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 **02/02/2026** (date of document).

Affiant Signature

**02/02/2026**
Date

State of TENNESSEE

County of Williamson

Sworn to and subscribed before me this **2nd** day of **February**, 2**026**.

Notary's Signature

MY COMMISSION EXPIRES: 9.5.28

NOTARY'S SEAL

