2025-457-SM Box #14

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1383687 DEEDWARR
02/20/2026 10:38:30 AM 2 pgs
Fees: $13.00 Taxes: $2,452.18

20260220-0013603

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 662,750.00.

Clinton L Cummings Sr.
Affiant

Subscribed and sworn to before me, this the 19th day of February, 2026.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Clinton L. Cummings, Sr. and Gwendolyn Cummings	"New Owner"	074-16-0-A-243-00CO
6709 Major Hutchings Drive Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Parkhaven Communities, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Clinton L. Cummings, Sr. and Gwendolyn Cummings, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 243 on the Final Plat of Phase 2 – Section 1, Parkhaven Communities, of record in Instrument No. 20240315-0017998, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Binns Farm Land Company, LLC, a Tennessee limited liability company, by Special Warranty Deed dated July 31, 2017, from Linda Binns Disspayne, an individual, as to a one-third (1/3) undivided interest, Tom Douglas Binns, Trustee for The Tom Douglas Binns Trust Dated June 12, 2014, as to a one-third (1/3) undivided interest, and Mary Kathleen Binns, an individual, as to a one-third (1/3) undivided interest, of record in Instrument No. 20170802-0078781, and Scrivener's Affidavit dated February 1, 2021, of record in Instrument No. 20210203-0015209, said Register's Office for Davidson County, Tennessee. And further being part of the same property conveyed to Parkhaven Communities LLC, a Tennessee limited liability company, by Quitclaim Deed dated August 30, 2024, from Binns Farm Land Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20240904-0068005, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 074-16-0-A-243-00CO.

The Plan of record in Instrument No. 20240315-0017998, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.

Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and ByLaws appended thereto of record in Instrument No. 20210401-0042733 and Supplemental for Phase 2 – Section 1 of record in Instrument No. 20250221-0012744, Register's Office for Davidson County, Tennessee.

Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space and PUDE areas to Parkhaven Communities Homewoners Association, Inc., of record in Instrument No. 20250221-0012745, said Register's Office.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, Register's Office for Davidson County, Tennessee.

Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460, Instrument No. 20200923-0109241, Instrument No. 20220512-0054620, and Instrument No. 20230613-0044999, Register's Office for Davidson County, Tennessee.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, Register's Office for Davidson County, Tennessee.

Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, Register's Office for Davidson County, Tennessee.

Subject to the flow of the Cumberland River and any streams, creeks, or branches.

This is improved (X) Unimproved (____) property, known as 6709 Major Hutchings Drive, Hermitage, TN 37076.

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(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness this 19th day of February, 2026.

Parkhaven Communities, LLC, a Tennessee Limited Liability Company

By: Carl A Neuhoff
Name: Carl A. Neuhoff, Jr.
Its: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Carl A. Neuhoff Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Parkhaven Communities, LLC, a Tennessee Limited Liability Company, and who further acknowledged that they, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Vice President for the said Limited Liability Company.

Witness my hand and official seal at Nashville, Tennessee, this 19 day of February, 2026.

Notary Public

My Commission Expires: 5/8/29

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON