Karen Johnson Davidson County
Batch# 1421127 DEEDWARRSP
05/15/2026 11:27:30 AM 5 pgs
Fees: $28.00 Taxes: $2,605.64
20260515-0043921

CONSIDERATION CERTIFICATE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration or value, whichever is greater for this transfer is $704,227.00.

Affiant

Subscribed and sworn to before me this the 14th day of May, 2026.

Notary Public

My Commission Expires: 3 / 17 / 29

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

This instrument prepared by:

Biskind, Hunt & Semro, PLC,
8901 E. Pima Center Parkway, Suite 225,
Scottsdale, Arizona 85258,
Attn: Neil D. Biskind

SPECIAL WARRANTY DEED

NAS-TN-240197-1-Com

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Lennar Homes of Tennessee, LLC 6840 Carothers Parkway Suite 600 Franklin, TN 37067 Attn: Division President	Lennar Homes of Tennessee, LLC 6840 Carothers Parkway Suite 600 Franklin, TN 37067 Attn: Division President	a portion of 164 00 0069.00

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, TPG AG EHC SD (LEN) MULTI STATE 1, LLC, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto LENNAR HOMES OF TENNESSEE, LLC, 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 Pemberton Townhomes, in the City of Nashville, 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*]

EXECUTED this 12th day of May, 2026.

GRANTOR:

TPG AG EHC SD (SDH) MULTI STATE 1, LLC,
a Delaware limited liability company

By: Essential Housing Asset Management, LLC,
an Arizona limited liability company,
its Authorized Agent

By: _____
Steven S. Benson, its Manager

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 12th day of May, 2026, by means of physical presence, by Steven S. Benson, the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of TPG AG EHC SD (SDH) MULTI STATE 1, LLC, a Delaware limited liability company, for and on behalf thereof.

_____
Notary Public

(SEAL)

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

EXHIBIT A

LEGAL DESCRIPTION
(*Pemberton THs, Nashville, Tennessee*)

All that tract or parcel of land lying and being in Davidson County, Tennessee, being Units 4, 5, 6, 7, 8, and 9, as shown in Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Pemberton Townhomes, a townhouse planned unit development (horizontal property regime with private elements) recorded in Instrument Number 20250819-0066340, Register's Office for Davidson County, Tennessee.

The premises in the preceding paragraph is a Townhouse Planned Unit Development established pursuant to the provisions of the Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration.

Being a portion of the property conveyed to TPG AG EHC SD (LEN) Multi State 1, LLC, a Delaware limited liability company, by Special Warranty Deed from Rhythm Development, GP, a Tennessee general partnership, recorded on April 3, 2025, in Instrument Number 20250403-0025422, also by Quitclaim Deed recorded in Instrument Number 20250403-0025423, 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 5/14/26 (date of document).

Affiant Signature

5/14/26
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 14th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3/17/29

NOTARY'S SEAL

