# LIMITED WARRANTY DEED

Karen Johnson Davidson County
Batch# 1421721 DEEDWARR
05/18/2026 12:07:30 PM 4 pgs
Fees: $23.00 Taxes: $3,520.71
20260518-0044284

STATE OF GEORGIA
COUNTY OF GWINNETT

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$951,543.67**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF May, 20 26.

Notary Public

MY COMMISSION EXPIRES: 6/2/26
(AFFIX SEAL)

SHERMAINE DEMESSA NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Commission Expires 06-02-2026

**THIS INSTRUMENT WAS PREPARED BY**
Nathan Byerly, Esq., McMichael & Gray, P.C.
2180 Satellite Blvd NW, Suite 200
Duluth, GA 30097

File No.: **MGC-TN-260017-CST**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Clayton Properties Group, Inc. | Same as New Owner | Parcel ID:<br>**032 00 0 063.00**<br>**032 00 0 065.00**<br>**032 00 0 066.00**<br>**(parent parcels)** |
| (NAME)<br>393 Maple St, Suite 100 | (NAME) | |
| (ADDRESS)<br>Gallatin, TN 37066 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

EFFECTIVE AS OF THE **7th** DAY OF **May, 2026,** FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

## DOMAIN TIMBERLAKE MULTISTATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

## CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION

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: **See Exhibit "A" attached hereto**

This is unimproved property, known as: **Lots 103-106, 110, 149 & 150, Heritage Creek, Phase 5, Nashville, Davidson County, TN 37207**

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not 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.

**Domain Timberlake Multistate 2, LLC**,
a Delaware limited liability company

By: _____ [SEAL]
Houdin Honarvar, Authorized Signatory

STATE OF NEW YORK

COUNTY OF New York

On this 29 day of April, 2026, personally appeared before me, the undersigned, a Notary Public in and for said County and State, Houdin Honarvar as Authorized Signatory for Domain Timberlake Multistate 2, LLC, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signatory of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at New York County, State of New York this 29 day of April, 2026.

Commission Expires: 09-08-2029

_____
Notary Public

DEBORAH BRAZIER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BR0041391
Qualified in Suffolk County
Commission Expires September 08, 2029

EXHIBIT A

To Limited Warranty Deed

SITUATED in Davidson County, Tennessee, and being known and designated as Lots 103, 104, 105, 106, 110, 149 and 150, on the Final Plat of Heritage Creek Phase 5, recorded as Instrument No. 202509260076929 in the Davidson County Register's Office, to which plat specific reference is hereby made for a more particular description.

Being a portion of the property conveyed to Domain Timberlake Multistate 2, LLC, a Delaware limited liability company, by Special Warranty Deed from Clayton Properties Group, Inc., a Tennessee corporation, dated September 25, 2024, recorded on October 10, 2024, in Instrument Number 202410100078802, 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 5/7/26 (date of document).

Affiant Signature

5/7/26
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 7th day of May 20 26

Notary's Signature

MY COMMISSION EXPIRES: 06/02/2026

NOTARY'S SEAL

