Karen Johnson Davidson County
Batch# 1428155 DEEDWARRSP
06/05/2026 09:43:30 AM 5 pgs
Fees: $28.00 Taxes: $3,455.43
20260605-0050786

CONSIDERATION CERTIFICATE

STATE OF MARYLAND)
COUNTY OF BALTIMORE)

The actual consideration or value, whichever is greater for this transfer is $933,901.27

Affiant

Subscribed and sworn to before me this the 30th day of April, 2026.

LAURA RUCH
Notary Public - State of Maryland
Baltimore County
My Commission Expires Mar 23, 2029

Notary Public

My Commission Expires: March 23, 2029

This instrument prepared by:

Biskind, Hunt & Semro, PLC
8901 E. Pima Center Parkway, Suite 225,
Scottsdale, Arizona 85248
Attn: Geoff Semro

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Ashton Nashville Residential L.L.C. 370 Mallory Station Road Suite 500 Franklin, Tennessee 37064	Same as New Owner	P/O 174-00-0-011.01 P/O 174-00-0-069.00 P/O 174-00-0-009.01 & P/O 174-00-0-248 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, BROOKFIELD HOLDINGS (cane ridge), LLC, a Delaware limited liability company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto ASHTON NASHVILLE RESIDENTIAL L.L.C., 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 Cedars at Cane Ridge in 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]

WITNESS its hand this 30th day of April, 2026.

BROOKFIELD HOLDINGS (CANE RIDGE), LLC, a Delaware limited liability company

By: _____
Name: Rusty Weathersby
Its: Authorized Signatory

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 29th day of April, 2026, by Rusty Weathersby, the Authorized Signatory of BROOKFIELD HOLDINGS (CANE RIDGE), LLC, a Delaware limited liability company, for and on behalf thereof.

_____
NOTARY PUBLIC

My Commission Expires:

8-31-27

VANESSA GARCIA
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION #653288
MY COMMISSION EXPIRES
AUGUST 31, 2027

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY
(Cedars at Cane Ridge)

All those certain lots or parcels of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

BEING Lots 31, 32, 57, 58, 59, 60 and 61 as depicted and described on the plat entitled "Cedars of Cane Ridge, Phase 2" and recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20260420-0032230.

BEING part of the same lot of ground which by Special Warranty Deed dated 14th of August, 2023, and recorded 14th of August, 2023 among the Land Records of Davidson County, Tennessee, in Document No. 20230814-0063034, was granted and conveyed by Real Estate Solutions Group, LLC unto Brookfield Holdings (Cane Ridge), LLC.

Tennessee Certification of Electronic Document

I, Matthew McComas, 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 April 30, 2026 (date of document).

Affiant Signature

4/30/26

Date

State of Maryland

County of Baltimore

Sworn to and subscribed before me this 30th day of April, 2026.

Notary's Signature

CYNTHIA IRVINE FROST
Notary Public
Anne Arundel County
Maryland
My Commission Expires
August 9, 2028

NOTARY'S SEAL

MY COMMISSION EXPIRES: 8-9-28