Karen Johnson Davidson County
Batch# 1428284 DEEDWARRSP
06/05/2026 12:40:30 PM 5 pgs
Fees: $28.00 Taxes: $6,067.35
20260605-0050967

CONSIDERATION CERTIFICATE

STATE OF MARYLAND)
COUNTY OF BALTIMORE)

The actual consideration or value, whichever is greater for this transfer is $1,639,823.64

Affiant

Subscribed and sworn to before me this the 29th day of May, 2026.

Notary Public
My Commission Expires: 3/21/2027

This instrument prepared by:

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

DEBORAH MEYERS
Notary Public
Anne Arundel County
Maryland
My Commission Expires March 21, 2027

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	SEE ATTACHED

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 29th day of May, 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 22nd day of May, 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:

PHASE ONE LOTS:

BEING Lots 120, 121, 122 and 123 as depicted and described on the plat entitled "Cedars of Cane Ridge, Phase 1" and recorded in the Register's Office of Davidson County, Tennessee, as Instrument No. 20241206-0095000.

PHASE TWO LOTS:

BEING Lots 20, 21, 62, 63, 95, 96, 97 and 98 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.

Tax ID Nos.:
Lot 120 (309 Stonehaus Circle)- 174130B12000CO
Lot 121 (311 Stonehaus Circle)- 174130B12100CO
Lot 122 (313 Stonehaus Circle)- 174130B12200CO
Lot 123 (315 Stonehaus Circle)- 174130B12300CO
Lot 20 (364 Stonehaus Circle)- 174130B02000CO
Lot 21 (368 Stonehaus Circle)- 174130B02100CO
Lot 62 (504 E. Stonehaus Crossing)- 174130B06200CO
Lot 63 (500 E. Stonehaus Crossing)- 174130B06300CO
Lot 65 (217 Holly Ridge)- 174130B06500CO
Lot 95 (212 Holly Ridge)- 174130B09500CO
Lot 96 (208 Holly Ridge)- 174130B09600CO
Lot 97 (204 Holly Ridge)- 174130B09700CO
Lot 98 (200 Holly Ridge)- 174130B09800CO

Tennessee Certification of Electronic Document

I, Matthew H. 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 May 29, 2026 (date of document).

Affiant Signature

5.29.26
Date

State of Maryland

County of Baltimore

Sworn to and subscribed before me this 29th day of May, 2026.

Notary's Signature

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

MY COMMISSION EXPIRES: 8/9/28

NOTARY'S SEAL