Karen Johnson Davidson County
Batch# 1452001 DEEDWARRSP
07/28/2026 09:12:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20260728-0068350

CONSIDERATION CERTIFICATE

STATE OF Georgia)

COUNTY OF Gwinnett)

The actual consideration or value, whichever is greater for this transfer is $704,208.00, and all state taxes were paid in full with the filing of Instrument No. 20260717-0064930, in the amount of $2,605.57.

Affiant

Subscribed and sworn to before me this the 27th day of July 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:

Nathan Byerly, Esq.
McMichael & Gray, P.C.
22 Century Blvd, Suite 450
Nashville, TN 37214

CORRECTIVE SPECIAL WARRANTY DEED

This deed is being filed to correct the Legal Description in the Special Warranty Deed recorded as Instrument No. 20260717-0064930, Register's Office for Davidson County, Tennessee, by clarifying the unit references and adding the reference to the First Amendment to the Declaration recorded as Instrument No. 20260623-0056707.

NAS-TN-240197-3-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	Parcels: A portion of Parent Parcel: 16400006900

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

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 or horizontal property regime of which the Units are a part, any matter shown on any plat, plan, or exhibit affecting the Units, 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 Units.

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.

[Notarized Signature on Next Page]

EXECUTED this 24th day of July, 2026.

GRANTOR:

TPG AG EHC SD (LEN) 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 24th day of July, 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 (LEN) 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

All that tract or parcel of land lying and being in Davidson County, Tennessee, being Units 10, 11, 12, 13, 14, and 15, 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, as amended by that certain First Amendment recorded in Instrument Number 20260623-0056707, Register's Office for Davidson County, Tennessee.

The premises in the preceding paragraph are 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 are subject to the provisions and requirements thereof and to the By-Laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including, without limitation, 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 7/27/26 (date of document).

Affiant Signature

7/27/26
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 27th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3/17/29

NOTARY'S SEAL

