Karen Johnson Davidson County
Batch# 1470321 DEEDWARR
09/08/2026 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,872.92
20260908-0083280

26-79-SM

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $776,465.00.

Douglas Geddes Morehouse
Affiant

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 3rd day of September, 2026.

Notary Public
My commission expires: 3/5/2030
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Douglas Geddes Morehouse and Kelly Elwell Morehouse	**"New Owner"**	**074-16-0-A-180.00CO**
6712 Bonnafair Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Parkhaven Communities LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Douglas Geddes Morehouse and Kelly Elwell Morehouse, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 180 on the Final Plat of Phase 2 – Section 2, Parkhaven Communities, of record in Instrument No. 20241226-0099395, and Amendment, Ratification, and Adoption of Final Plat of record in Instrument No. 20250203-0007868, and Surveyor's Certificates of Correction of record in Instrument No. 20250210-0009682 and Instrument No. 20250915-0073395, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Binns Farm Land Company, LLC, a Tennessee limited liability company, by Special Warranty Deed dated July 31, 2017, from Linda Binns Disspayne, an individual, as to a one-third (1/3) undivided interest, Tom Douglas Binns, Trustee for The Tom Douglas Binns Trust Dated June 12, 2014, as to a one-third (1/3) undivided interest, and Mary Kathleen Binns, an individual, as to a one-third (1/3) undivided interest, of record in Instrument No. 20170802-0078781, and Scrivener's Affidavit dated February 1, 2021, of record in Instrument No. 20210203-0015209, and further being part of the same property conveyed to Parkhaven Communities LLC, a Tennessee limited liability company, by Quitclaim Deed dated August 30, 2024, from Binns Farm Land Company, LLC, a Tennessee limited liability company, of record in Instrument No. 20240904-0068006, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Instrument No. 20241226-0099395, and Amendment, Ratification, and Adoption of Final Plat of record in Instrument No. 20250203-0007868, and Surveyor's Certificates of Correction of record in Instrument No. 20250210-0009682 and Instrument No. 20250915-0073395, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.

2) Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and ByLaws appended thereto of record in Instrument No. 20210401-0042733 and Supplemental for Phase 2 – Section 2 of record in Instrument No. 20250718-0056741, and First Amendment of record in Instrument No. 20260319-0022077, Register's Office for Davidson County, Tennessee.

3) Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee.

4) Conveyance of Open Space and PUDE areas to Parkhaven Communities Homewoners Association, Inc., of record in Instrument No. 20250718-0056742, said Register's Office.

5) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, Register's Office for Davidson County, Tennessee.

6) Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, Register's Office for Davidson County, Tennessee.

7) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460, Instrument No. 20200923-0109241, Instrument No. 20220512-0054620, and Instrument No. 20230613-0044999, Register's Office for Davidson County, Tennessee.

8) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, Register's Office for Davidson County, Tennessee.

9) Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, Register's Office for Davidson County, Tennessee.

10) Subject to the flow of the Cumberland River and any streams, creeks, or branches.

11) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years property taxes not yet due and payable.

This is improved property, known as 6712 Bonnafair Drive, Hermitage, TN 37076.

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(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness this 3rd day of September, 2026.

Parkhaven Communities LLC, a Tennessee limited liability company

By: Carl A Neuhoff
Carl A. Neuhoff, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Carl A. Neuhoff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Parkhaven Communities LLC, a Tennessee limited liability company, and who further acknowledged that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Vice President for the said limited liability company.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of September, 2026.

Notary Public

My Commission Expires: 3/5/2030

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Christy Tesch, 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 3rd day of September, 2026.

Date: 3rd day of September, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of September, 2026.

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/8/29