Karen Johnson Davidson County
Batch# 1472420 DEEDWARRSP
09/14/2026 02:25:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20260914-0085263

**SPECIAL WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-3-29
(AFFIX SEAL)

JOSHUA C. SUBLETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Golden Dog Title & Trust
2550 Meridian Blvd,, Suite 300, Franklin, TN 37067

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Paul Anthony Hufcut and Carmen Betzaida Hufcut<br>6165 Binns Lane<br>Hermitage, TN 37076 | New Owners<br>50 Cedarhurst Ln.<br>Milford, CT 06461 | 074 16 0A 077.00 |

For and in consideration of the sum of Five Hundred Ninety-Nine Thousand Nine Hundred Ninety-Nine And No/100 Dollars ($599,999.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **DFH Crescent LLC, a Delaware limited liability company**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Paul Anthony Hufcut and Carmen Betzaida Hufcut, husband and wife**, hereinafter called Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 77 on the Plan of Final Plat - Phase 1 Parkhaven Communities of record in Plat at Instrument No.202005270054555, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to DFH Crescent LLC, a Delaware limited liability Company from Parkhaven Communities, a Tennessee limited liability company by Special Warranty Deed dated May 31, 2024, and of record by Instrument No. 202406060042374, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☑ 6165 Binns Lane, Hermitage, TN 37076

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

**THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK, SIGNATURE PAGE TO FOLLOW**

Witness my hand this 14th day of September, 2026.

**DFH Crescent, LLC, a Delaware limited liability company**

By: _____
Marissa Burkel, Finance Manager

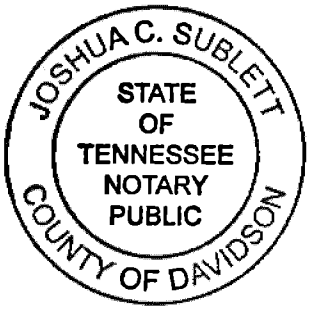
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marissa Burkel, Finance Manager of DFH Crescent, LLC, a Delaware limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be Finance Manager of DFH Crescent, LLC, a Delaware limited liability company, and that she as such Finance Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Marissa Burkel, as such Finance Manager.

Witness my hand and official seal this 14th day of September, 2026.

Notary Public: _____

My Commission Expires: 9-3-29



**Tennessee Certification of Electronic Document**

I, Dawn Chase, 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 **9-14-2026** (date of document).

Affiant Signature

**9-14-2026**
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14th** day of **September**, 2**026**.

JOSHUA C. SUBLETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 9-3-29