Karen Johnson Davidson County
Batch# 1472702 DEEDWARRSP
09/15/2026 01:00:30 PM 5 pgs
Fees: $28.00 Taxes: $2,841.14
20260915-0085694

This Instrument Prepared By:

Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Name and Address of New Owner:
David S. Myers and Michelle A. Franciosa-Myers
6736 Bonnafair Dr
Hermitage, TN 37076

Send Tax Bills To:
New Owner

Map & Parcel No: 074-16-0-A-186-00CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Parkhaven Communities LLC, a Tennessee Limited Liability Company** (hereinafter individually or collectively referred to as "Grantor") has bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David S. Myers and Michelle A. Franciosa-Myers, husband and wife** (hereinafter individually or collectively referred to as "Grantee"), and any heirs, successors or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs, successors or assigns of the Grantee, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Real Estate in fee simple; that Grantor has good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 15th day of September, 2026.

Parkhaven Communities LLC, a Tennessee Limited Liability Company

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Cindy M. Blevins of the state and county mentioned, personally appeared Carl A. Neuhoff, Jr., Vice President of Parkhaven Communities LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President of Parkhaven Communities LLC, the within named bargainor, a Limited Liability Company, and that such Carl A. Neuhoff, Jr., Vice President of Parkhaven Communities LLC as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Vice President.

Witness my hand and seal, at office in Nashville, this 15th day of September, 2026.

_____
Notary Signature

Printed Name: Cindy M. Blevins

My commission expires: 5/12/2030

CINDY M. BLEVINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $767,875.00.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of September, 2026.

_____
Notary Signature
My commission expires: 11/19/28

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot No. 186 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, said Register's Office for Davidson County, Tennessee.

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.

This Real Estate is more commonly known as 6736 Bonnafair Dr, Hermitage, TN 37076.

EXHIBIT B

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 074-16-0-A-186-00CO. Current year taxes have been prorated as part of closing and assumed by the Grantee.

3. 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.

4. 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.

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

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

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

8. 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.

9. 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.

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

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

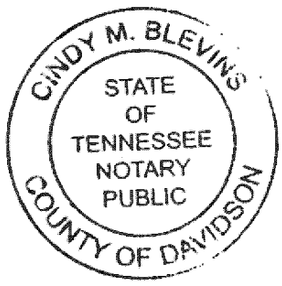
12. Subject to the flow of the Cumberland River and any streams, creeks, or branches.

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 15th day of September, 2026.

Date: 15th day of September, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15th day of September, 2026.



Notary Public
My commission expires: 5/12/2030