Karen Johnson Davidson County
Batch# 1476384 DEEDWARRSP
09/22/2026 12:15:30 PM 4 pgs
Fees: $23.00 Taxes: $2,560.45
20260922-0087910

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $692,013.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND 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).
Carol Anne Guth 213 Aspen Arch Court Hermitage, TN 37076	NEW OWNER	074 00 0 052.00

For and in consideration of the sum of Six Hundred Ninety-Two Thousand Thirteen And No/100 Dollars ($692,013.00), 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 **Carol Anne Guth, a single woman**, 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 326 on the Plan of Final Plat - Phase 3, Section 1 Parkhaven Communities of record in Plat at Instrument No. 20260122-0005327, 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 a portion of the same property conveyed to Binns Farm Land Company, LLC, a Tennessee limited liability company by Special Warranty Deed from Linda Binns Dsspayne, an individual ("LBD") as to a one-third (1/3) undivided interest, Tom Douglass Binns, Trustee for the Tom Douglas Binns Trust dated June 12, 2014 ("TDB") as to a one-third (1/3) undivided interest, and Mary Kathleen Binns, an individual ("MKB") as to a one-third (1/3) undivided interest (LBD, TDB, and MKB) of record in Instrument Number 20170802-0078781, Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 02, 2017. See also Scrivener's Affidavit of record in Instrument Number 20210203-0015209, Register's Office for Davidson County, Tennessee.

Being portion of the same property conveyed to DFH Crescent LLC, a Delaware limited liability Company from TRELB Parkhaven, LLC, A Tennessee limited liability company by Special Warranty Deed dated 2-2-2026, and of record by Instrument No.202602090009571, 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 ☑ 213 Aspen Arch Court, 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 22nd day of September, 2026.

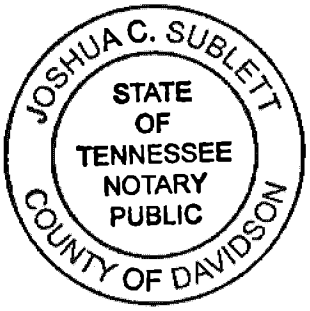
DFH Crescent, LLC, a Delaware limited liability company

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 22nd 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 9-22-2026 (date of document).

Affiant Signature

9-22-2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of September, 2026.

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

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 9-3-29