Karen Johnson Davidson County
Batch# 1478047 DEEDWARRSP
09/28/2026 08:28:30 AM 8 pgs
Fees: $43.00 Taxes: $6,493.50
20260928-0089269

This Instrument Prepared By:
Adam J. Sigman
Ryan Daugherty
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, Alabama 35205

Name and Address of New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
After Recording, Send To:		128-00-0-045.00
Oakmont Residences, LLC	Oakmont Residences, LLC	128-11-0-050.00
2204 Lakeshore Drive, Suite 450	2204 Lakeshore Drive, Suite 450	128-10-0-188.00
Birmingham, Alabama 35209	Birmingham, Alabama 35209	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which hereby are acknowledged, **GTLC, LLC**, a Tennessee limited liability company, having an address of 908 15th Avenue South, Nashville, Tennessee 37215 (herein "Grantor"), and by these presents does hereby bargain, sell, transfer and convey unto **OAKMONT RESIDENCES, LLC**, a Delaware limited liability company, having an address of 2204 Lakeshore Drive, Suite 450, Birmingham, Alabama 35209 (herein "Grantee"), subject to all matters shown on **Exhibit "B"** attached hereto and made a part hereof (collectively, the "Permitted Exceptions"), and to all other provisions of this Special Warranty Deed, the tract of real property described on **Exhibit "A"** attached hereto and made a part hereof (collectively, the "Property").

TO HAVE AND TO HOLD the aforesaid Property with the appurtenances and interest thereunto belonging unto Grantee, its successors and assigns, forever.

Grantor will warrant and defend the title to said Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming under Grantor, but not further or otherwise. Grantor makes no warranty as to the amount of acreage in the Property.

SOURCE OF TITLE:

Being the same property conveyed to Great Tennessee Land Company, LLC, a Tennessee Limited Liability Company by Warranty Deed from Community Bank and Trust, a Tennessee Banking corporation of record in Instrument No. 20141001-0090339, Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on October 01, 2014, and Scrivener's Affidavit Recorded Instrument No. 20160506-0045073, Register's Office for Davidson County, Tennessee.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 23rd day of September, 2026.

GTLC, LLC,
a Tennessee limited liability company

By: _____
Kevin J. Belew, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary of the state and county aforementioned, personally appeared Kevin J. Belew, 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 the Authorized Agent of **GTLC, LLC**, the within named bargainor, a Tennessee limited liability company, and that such person, as such Authorized Agent of bargainor, executed the foregoing instrument on behalf of bargainor for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Authorized Agent.

WITNESS my hand and notarial seal this 21st day of September, 2026.

_____
Notary Public
My Commission Expires: 5/8/29

BENJAMIN HUNTER SOUTHARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

[SEAL]

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Robert B. Crumpton, III, as Manager of OAKMONT SPONSOR, LLC, an Alabama limited liability company, as Manager of OAKMONT PARTNERS, LLC, an Alabama limited liability company, as Administrative Member of OAKMONT RESIDENCES HOLDINGS, LLC, a Delaware limited liability company, as Sole Member of OAKMONT RESIDENCES, LLC, a Delaware limited liability company, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $1,755,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant:

OAKMONT RESIDENCES, LLC, a Delaware limited liability company

By: OAKMONT RESIDENCES HOLDINGS, LLC, a Delaware limited liability company,
Its sole Member

By: OAKMONT PARTNERS, LLC, an Alabama limited liability company,
Its Administrative Member

By: OAKMONT SPONSOR, LLC, an Alabama limited liability company,
Its Manager

By: _____
Robert B. Crumpton, III
Its Manager

Subscribed and sworn to before me this 14th day of SEPTEMBER 2026.

_____
Notary Public
My Commission Expires: 8/12/2028

BRENT THOMAS DAVIS NOTARY PUBLIC ALABAMA STATE AT LARGE COMMISSION EXPIRES AUG. 12, 2028

[SEAL]

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee:

Beginning at an iron rod situated in the Northerly margin of Meadow Lane Drive, with the Easterly margin of Sawyer Brown Road also being the Southwest corner of Lot 2 of Clunon Heights Section 2 of record in Plat Book6250 Page 27 R.O.D.C., TN;

Thence, leaving said roads South 64 degree 21 minutes 25 seconds East , a distance of 56.51 feet to an iron rod; Thence, North 39 degree 35 minutes 23 second East, a distance of 163.89 feet to an iron rod; Thence, North 29 degree 55 minutes 00 second East , a distance of 191.46 feet to an iron rod; Thence, North 48 degree 34 minutes 50 seconds East, a distance of 73.44 feet to an iron rod; Thence, North 37 degree 42 minutes 35 seconds West a distance of 39.47 feet to an iron rod; Thence, North 34 degree 00 minutes 00 seconds West, a distance of 96,.69 feet to an iron rod; Thence, North 56 degree 00 minutes 00 seconds East, a distance of 50 .00 feet to an iron rod; Thence, along a curve to the left, having a central angle of 20 degree 58 minutes 12 seconds , a radius of 203.84 feet, a tangent of 37.72 feet, to a length of 74.60 feet, and having a chord which bears North 44 degree 29 minutes 04 seconds West, a distance of 74.19 feet to an iron rod ; Thence, North 35 degree 03 minutes 37 seconds East, a distance of 163.51 feet to an iron rod; Thence, North 27 degree 38 minutes 02 seconds East, a distance of 341.80 feet to an iron rod ; Thence, North 06 degree 11 minutes 50 seconds East, a distance of 453.91 feet to an iron rod ; Thence, South 87 degree 35 minutes 26 seconds East, a distance of 1331.95 feet to an iron rod; Thence, South 01 degree 07 minutes 08 seconds West, a distance of 317.90 feet to an iron rod ; Thence, South 35 degree 31 minutes 46 seconds East, a distance of 173.31 feet to an iron rod; Thence, North 51 degree 26 minutes 50 seconds East, a distance of 15.43 feet to an iron rod; Thence, South 37 degree 44 minutes 11 seconds East a distance of 178.02 feet to an iron rod; Thence, South 87 degree 43 minutes 17 seconds East a distance of 515.60 feet to an iron rod ; Thence, South 12 degree 26 minutes 10 seconds West, a distance of 210.23 feet to an iron rod; Thence, North 60 degree 18 minutes 45 seconds West a distance of 144.53 feet to an iron rod; Thence, South 88 degree 03 minutes 53 seconds West, a distance of 282.50 feet to an iron rod; Thence, North 89 degree 21 minutes 25 seconds West, a distance of 115.19 feet to an iron rod ; Thence, North 58 degree 39 minutes 19 seconds West a distance of 65.96 feet to an iron rod ; Thence, North 80 degree 37 minutes 24 seconds West, a distance of 153.38 feet to an iron rod ; Thence, South 82 degree 36 minutes 30 seconds West a distance of 145.18 feet to a n iron rod; Thence, South 66 degree 28 minutes 22 seconds West, a distance of 111.21 feet to an iron rod ; Thence, South 59 degree 58 minutes 00 seconds West, a distance of 84,20 feet to an iron rod ; Thence, South 86 degree 32 minutes 39 seconds West, a distance of 125.57 feet to an iron rod; Thence, North 30 degree 55 minutes 33 seconds West, a distance of 82.34 feet to an iron rod; Thence, North 80 degree 02 minutes 17 seconds West, a distance of 134.40 feet to an iron rod; Thence, North 80 degree 02 minutes 17 seconds West a distance of 52.79 feet to an iron rod; Thence, South 06 degree 12 minutes 03 seconds West a distance of 219.04 feet to an iron rod; Thence, North 80 degree 46 minutes 05 seconds East a distance of 99.68 feet to an iron rod; Thence, South 56 degree 44 minutes 50 seconds West a distance of 256.70 feet to an iron rod;

Thence, South 49 degree 52 minutes 00 seconds West, a distance of 256.23 feet to an iron rod ; Thence, South 51 degree. 26 minutes 23 seconds West , a distance of 227.49 feet to an iron rod; Thence, South 51 degree 43 minutes 01 seconds West a distance of 20.29 feet to an iron rod; Thence, South 29 degree 12 minutes 30 seconds East, a distance of 21.21 feet to an iron rod; Thence, South 47 degree 47 minutes 50 minutes West , a distance of 84.40 feet to an iron rod; Thence, South 70 degree 53 minutes 45 seconds West, a distance of 52.10 feet to an iron rod; Thence, South 86 degree 51 minutes 10 seconds West , a distance of 71.46 feet to an iron rod; Thence, North 82 degree 54 minutes 09 seconds West a distance of 237. 07 feet to an iron rod; Thence, North 64 degree 57 minutes 59 seconds West a. distance of 11.40 feet to an iron rod; Thence, South 60 degree 13 minutes 36 seconds West, a distance of 73.95 feet to a n iron rod situated in the Northeasterly margin of Meadow Lane Drive; Thence, along said road, along a curve to the left, having a central angle of 29 degree 26 minutes 26 seconds a radius of 339.99 feet, a tangent of 89.32 feet, a length of 174.70 feet and having a chord which bears North 44 degree 29 minutes 37 seconds West, a distance of 172.78 feet to the point of beginning and containing 1,721,290, 657 square feet or 39. 515 acres of land.

Being the same property conveyed to Great Tennessee Land Company, LLC, a Tennessee Limited Liability Company by Warranty Deed from Community Bank and Trust, a Tennessee Banking corporation of record in Instrument No. 20141001-0090339, Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on October 01, 2014, and Scrivener's Affidavit Recorded Instrument No. 20160506-0045073, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
2. Declaration of Restrictions and Covenants for Stormwater and Systems Facilities of record in Instrument Number 20161101-0115409, in Register's Office for Davidson County, Tennessee.
3. Easement and Order of Possession by Harpeth Valley Utility District of record in Instrument Number 20031029-0159160, in the Register's Office for Davidson County, Tennessee.
4. The following matters shown on that certain ALTA/NSPS Land Title Survey conducted by James E. Campbell, II, TN RLS No. 1682, dated August 21, 2026 with last update of September 18, 2026:
    A. Utility and drainage lines, with meters, valves, poles and other appurtenances;
    B. Building setback lines;
    C. 30" water line crosses northwestern corner of the Property;
    D. 40" water line crosses southeastern corner of the Property;
    E. Permanent sewer easement crosses southeastern corner of the Property (Bk 5222, Pg 745)
5. Easements set forth in the Deed and agreed Order of Possession of record in Instrument No. 20021107-0137083, in the Register's Office for Davidson County, Tennessee.
6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20260803-0071277, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Michael Lebowitz, 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 September 23, 2024 (date of document).

Affiant Signature

9/23/24
Date

State of IL

County of Cook

Sworn to and subscribed before me this 23rd day of September, 2026.

Notary's Signature

"OFFICIAL SEAL"
KIMBERLY J KOWAL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/1/2027