Karen Johnson Davidson County
Batch# 706537 DEEDQC
08/30/2021 10:31:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210830-0116461

THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
Andrew T. Wood, Esq.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:
Century Communities of Tennessee, LLC
1630 Elm Hill Pike, Suite 110
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
See attached Exhibit "A"

# QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Bradburn Village Phase 4 Partnership, a Tennessee general partnership**, hereinafter called the Grantor, by these presents does transfer and quitclaim unto **Century Communities of Tennessee, LLC, a Delaware limited liability company**, hereinafter called the Grantee, its successors and assigns, all of Grantor's interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

LAND in Davidson County, Tennessee, being Unit Nos. 74 through 77 and Unit Nos. 116 through 158, Phase 1, on the Plan of Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development, (a Horizontal Property Regime with Private Elements), of record in Instrument No. 20210114-0006145 and amended in Instrument No. 20210119-0008158 and Ratification and Adoption of Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor Townhouses, in Instrument No. 20210826-0115250, corrected in Instrument No. 20210827-0115886, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "D-2". Reference is hereby made to the Plan of Hamilton Church Manor Townhouses, shown on Exhibit "B-2" to the First Amendment to the Declaration of record in Instrument No. 20210119-0008158, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Bradburn Village Phase 4 Partnership, a Tennessee general partnership comprised of John D. Floyd and Austin B. Pennington, by Deed dated October 31, 2018 from Aycock Penny, LLC, a Tennessee limited liability company, of record in Instrument No. 20181101-0108325 and by Quitclaim Deed dated October 31, 2018, of record in Instrument No. 20181101-0108326, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has set its signature for the purpose herein described on this 23RD day of August, 2021.

Century Communities of Tennessee, LLC,
a Delaware limited liability company

By: Kelly Stenberg
Kelly Stenberg, Authorized Signatory

Bradburn Village Phase 4 Partnership,
a Tennessee general partnership

By: _____
John D. Floyd, Authorized Partner

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kelly Stenberg, **Authorized Signatory** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Signatory** of **Century Communities of Tennessee, LLC**, the within named bargainor, a Delaware limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as **Authorized Signatory.**

Witness my hand, at office at Nashville, Tennessee, this 23RD **day of August, 2021.**

_____
NOTARY PUBLIC
My Commission Expires: 7/9/24

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John D. Floyd** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Partner** of **Bradburn Village Phase 4 Partnership**, the within named bargainor, a Tennessee general partnership, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as **Authorized Partner.**

Witness my hand, at office at Nashville, Tennessee, this 23rd **day of August, 2021.**

_____
NOTARY PUBLIC
My Commission Expires: 11/17/24

JENNIFER ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 23rd day of August, 2021.

Notary Public
My commission expires: 11/06/2024

Destiny Talatham
STATE OF TENNESSEE NOTARY PUBLIC
Davidson COUNTY

The purpose of this deed is to affirm the previous conveyance of Lot 26 to Grantee, by deed of record in Instrument No. 20210115-0006782 and to affirm the above-described units, which were built upon Lot No. 26, as shown on the Final Plat of Hamilton Church Manor, Phase 1, of record in Instrument No. 20210112-0005109 and Instrument No. 20210115-0006782, said Register's Office, are located on said Lot 26, which has been conveyed to Grantee.

This is improved property commonly known as: 1200, 1202, 1204, and 1206 Foxton Ln, Antioch, TN 37013; 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833 Coronation Dr., Antioch, TN 37013; and 3025, 3027, 3029, 3031, 3033, 3035, 3037, 3039, 3041, 3043, 3045, 3047, 3049, 3051, 3053, 3055, 3057, 3063, 3065, 3067, 3069, 3071, 3073, 3075, 3077, 3079, 3081 Talisman Way, Antioch, TN 37013.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

IN WITNESS WHEREOF, this instrument has been executed this 23RD day of August, 2021.

Bradburn Village Phase 4 Partnership,
a Tennessee general partnership

By: _____
John D. Floyd, Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared John D. Floyd with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Authorized Partner of Bradburn Village Phase 4 Partnership, the within named bargainor, a Tennessee general partnership, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Partner.

Witness my hand, at office at Nashville, Tennessee, this 23rd day of August, 2021.

_____
NOTARY PUBLIC
My Commission Expires: 11/17/24

JENNIFER ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**Exhibit "A"**
**Map and Parcel Numbers**

164030D07400CO
164030D07500CO
164030D07600CO
164030D07700CO
164030D11600CO
164030D11700CO
164030D11800CO
164030D11900CO
164030D12000CO
164030D12100CO
164030D12200CO
164030D12300CO
164030D12400CO
164030D12500CO
164030D12600CO
164030D12700CO
164030D12800CO
164030D12900CO
164030D13000CO
164030D13100CO
164030D13200CO
164030D13300CO
164030D13400CO
164030D13500CO
164030D13600CO
164030D13700CO
164030D13800CO
164030D13900CO
164030D14000CO
164030D14100CO
164030D14200CO
164030D14300CO
164030D14400CO
164030D14500CO
164030D14600CO
164030D14700CO
164030D14800CO
164030D14900CO
164030D15000CO
164030D15100CO
164030D15200CO
164030D15300CO
164030D15400CO
164030D15500CO
164030D15600CO
164030D15700CO
164030D15800CO

I, Andrew Wood, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document dated and signed August 27, 2021 tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Andrew Wood

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey Lee Brothers, a notary public for this county and state, this 25th day of August, 2021, Andrew Wood, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 7/9/24

