Karen Johnson Davidson County
Batch# 783180 DEEDWARRSP
01/03/2022 11:38:19 AM 3 pgs
Fees: $18.00 Taxes: $1,044.88
20220103-0000434

THIS INSTRUMENT PREPARED BY:
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126
35365-9 Box #14

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Ibrahim Family Enterprises, LLC | New Owner | 164-03-0-D-147.00co |
| 1407 Mentelle Dr | | |
| Franklin, TN 37069 | | |

## SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the undersigned, **Century Communities of Tennessee, LLC, a Delaware limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to **Ibrahim Family Enterprises, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

**See Exhibit "A"**

**Being part of the same property conveyed to Century Communities of Tennessee, LLC, a Delaware limited liability company, by Special Warranty Deed dated January 14, 2021, from Bradburn Village Phase 4 Partnership, a Tennessee general partnership, of record in Instrument No. 20210115-0006782 and Quitclaim Deed dated August 23, 2021, of record in Instrument No. 20210830-0116461, Register's Office for Davidson County, Tennessee.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$282,400.00**

Affiant

Subscribed and sworn to before me this **28th** day of **December, 2021**.

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: July 3, 2023

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those matters set forth in Exhibit "A" attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative this 28 day of Dec, 2021.

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

**By:** _____
**Zack Adler, Authorized Signatory**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Zack Adler** 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 the said **Zack Adler** as **Authorized Signatory.**

Witness my hand, at office at Nashville, Tennessee, this 28 day of Dec, 2021.

_____
NOTARY PUBLIC
My Commission Expires: 11/3/25

CARA GRZELAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

EXHIBIT A
To Special Warranty Deed from
Century Communities of Tennessee, LLC to Ibrahim Family Enterprises, LLC

## LEGAL

**LAND in Davidson County, Tennessee, being Unit No. 147, 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, (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 of record 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 Exhibits "B-2" to the First Amendment to the Declarations of record in Instrument No. 20210119-0008158, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

## EXCEPTIONS

1. **The Plan of record as set out on Exhibit "B-2" to the First Amendment to the Declaration of record in Instrument No. 20210119-0008158, said Register's Office for Davidson County, Tennessee.**
2. **The Plan of record in Instrument No. 20210312-0033541 and Ratification and Adoption of Amended and Restated Plat of record in Instrument No. 20210713-0094113, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
3. **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, (Horizontal Property Regime with Private Elements) of record in Instrument No. 20210114-0006145 amended in Instrument No. 20210119-0008158 and Ratification and Adoption of the Declaration of record in Instrument No. 20210826-0115250 and corrected in Instrument No. 20210827-0115886 and By-Laws appended thereto as Exhibit "D-2", Register's Office for Davidson County, Tennessee.**
4. **Charter of Hamilton Church Manor Owners Association, Inc., of record in Instrument No. 20210119-0008156, Register's Office for Davidson County, Tennessee.**
5. **Charter of Hamilton Church Manor Townhouses Owners Association, Inc., of record in Instrument No. 20210119-0008157, Register's Office for Davidson County, Tennessee.**
6. **Easements for sanitary sewers and/or drainage to the Metropolitan Government of Nashville and Davidson County by Agreed Final Order of record in Instrument No. 20090619-0057110, Register's Office for Davidson County, Tennessee.**
7. **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190620-0059751 and Instrument No. 20200730-0084116, Register's Office for Davidson County, Tennessee.**
8. **Letter of Responsibility regarding private utilities within the townhome portion of record in Instrument No. 20191010-0103809, Register's Office for Davidson County, Tennessee.**
9. **Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government of record in Instrument No. 20200612-0060360, Register's Office for Davidson County, Tennessee.**
10. **General or special taxes and assessments required to be paid in the year 2022 and subsequent years. 2021 taxes prorated between parties at closing. Tax Map ID Number: 164-03-0-D-147.00co.**

This is improved property, known as **3055 Talisman Way, Antioch, TN 37013**