Karen Johnson Davidson County
Batch# 810526 DEEDQC
02/24/2022 09:15:30 AM 9 pgs
Fees: $47.00 Taxes: $0.00
20220224-0020878

This instrument prepared by: Hugh W. Entrekin TUNE, ENTREKIN & WHITE, P.C. 4235 HILLSBORO PIKE STE 300 NASHVILLE TN 37215 TELEPHONE 615/ 930-0230	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. AFFIANT Subscribed and sworn to before me, this 14th day of February, 2022. NOTARY PUBLIC My Commission Expires 3-3-25 ALLIE EFFERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2025

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Number:
CENTURY COMMUNITIES OF TENNESSEE, LLC	same	14900039700 14900017600 and 14900031300
2630 ELM HILL PIKE, Unit 110		
Nashville, TN 37214		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged **CENTURY COMMUNITIES OF TENNESSEE, LLC, a Delaware limited liability company,** hereinafter called Grantor, by these presents do transfer, quitclaim and convey unto **CENTURY COMMUNITIES OF TENNESSEE, LLC, a Delaware limited liability company** (hereinafter called Grantee, Grantee's heirs, representative and assigns, all its right, title and interest in certain real property lying and being situated in the County of Davidson, State of Tennessee, being more particularly described on as follows:

See Exhibit A attached hereto.

Being the same property conveyed to CENTURY COMMUNITIES OF TENNESSEE, LLC, a Delaware limited liability company by deed from MALSAL LLC, by deeds of record in Instrument No. 20200827-0097509, and in Instrument Number 20211029-0145551, said Register's Office.

NOTE THIS DEED IS BEING RECORDED TO COMBINE TAX PARCELS 14900039700, 14900017600 and 14900031300.

IN WITNESS WHEREOF, this Quitclaim Deed has been executed on this the 8th day of FEBRUARY, 2022.

CENTURY COMMUNITIES OF TENNESSEE, LLC

By: _____

Name: Zack Adler

Title: Division President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zack Adler, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he is the Div. President of **CENTURY COMMUNITIES OF TENNESSEE, LLC**, a Delaware limited liability company, the bargainor, and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as Div. President.

WITNESS my hand and official seal at NASHVILLE, TN, on this 8TH day of FEBRUARY, 2022.

Kelly Stenberg

NOTARY PUBLIC

My Commission Expires: 3.8.22



Exhibit A

Legal Description

PHASE 1

BEING A PORTION OF LOT 6 AND 7 AS OF RECORD ON THE FINAL PLAT OF HAMILTON CROSSING BUSINESS PARK, SECTION 2 AS OF RECORD IN PLAT BOOK 9700, PAGE 788 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT AN IRON PIN FOUND, WITH A TN STATE PLANE COORDINATE OF NORTH 630,182.8912, EAST 1,781,453.3549, SAID IRON PIN BEING ALONG THE EASTERN BOUNDARY OF CHRISTIAN EDUCATION, INC AS OF RECORD IN DEED BOOK 9862, PAGE 168, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, R.O.D.C., SAID PIN ALSO BEING A NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED;

THENCE, N 8°02'14" E, FOR A DISTANCE OF 350.38 FEET (PASSING THE DIVISION LINE BETWEEN LOTS 6 AND 7 AT 282.46 FEET) TO AN IRON PIN SET, SAID IRON PIN BEING AN INTERIOR CORNER OF LOT 7 OF HAMILTON CROSSING BUSINESS PARK OF RECORD IN PLAT BOOK 9700, PAGE 788, R.O.D.C., SAID CORNER BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESBRIBED;

THENCE, WITH A NEW DIVISION LINE ACROSS LOT 7, THE FOLLOING CALLS:

N 76°01'10" E, FOR A DISTANCE OF 235.07 FEET TO AN IRON PIN SET;

S 68°51'07" E, FOR A DISTANCE OF 106.32 FEET TO AN IRON PIN SETIN THE WEST ROW OF HAMILTON CROSSING BLVD;

THENCE, WITH THE WEST ROW OF HAMILTON CROSSING BLVD, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 360.00 FEET, A ARC LENGTH OF 369.22 FEET (PASSING THE DIVISION LINE BETWEEN LOTS 6 AND 7 AT 108.72 FEET), A DELTA OF 58°45'45", A CHORD BEARING OF S 12°28'38 E, AND A CHORD DISTANCE OF 353.25 FEET TO AN IRON PIN SET;

THENCE, WITH A NEW LINE ACROSS THE LANDS OF LOT 6, THE FOLLOWING CALLS:

S 40°49'11" W, FOR A DISTANCE OF 547.16 FEET TO AN IRON PIN SET;

S 38°54'38" W, FOR A DISTANCE OF 300.14 FEET TO AN IRON PIN SET;

S 42°51'52" W, FOR A DISTANCE OF 347.01 FEET TO AN IRON PIN FOUND AT A SOUTHEAST CORNER OF LOT 6;

THENCE, WITH THE WEST BOUNDARY OF LOT 6, THE FOLLOWING CALLS:

N 8°14'16" E, FOR A DISTANCE OF 917.09 FEET TO AN IRON PIN FOUND;

S 82°29'38" E, FOR A DISTANCE OF 199.99 FEET TO AN O THE POINT OF BEGINNING, CONTAINING 423,320.9 SQ.FT OR 9.718 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, P.C., AUGUST 25, 2020.

Being the same property conveyed to CENTURY COMMUNITIES OF TENNESSEE, LLC, a Delaware limited liability company by deed from MALSAL LLC, by deed of record in Instrument No. 20200827-0097509, said Register's Office.

PHASE 2Tract 1- Map 149 parcels 357 and 176

BEING A PORTION OF LOT 7 AND 8 AS OF RECORD ON THE FINAL PLAT OF HAMILTON CROSSING BUSINESS PARK, SECTION 2 AS OF RECORD IN PLAT BOOK 9700, PAGE 788 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT AN IRON PIN FOUND, WITH A TN STATE PLANE COORDINATE OF NORTH 631,028.6650 EAST 1,781,708.4920, SAID IRON PIN BEING AN EAST CORNER OF MARITAL TRUST C AS OF RECORD IN INSTRUMENT NO 20170315-0025345 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE RODC AND BEING A NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED;

THENCE, WITH THE EAST BOUNDARY OF MARITAL TRUST C, N 49°23'16" E, FOR A DISTANCE OF 134.15 FEET TO AN IRON PIN SET IN THE NORTHWEST CORNER OF INTOWN SUITES HAMILTON CHURCH, LLC;

THENCE, WITH THE SOUTHWEST BOUNDARY OF HAMILTON CHURCH, LLC, S 39°58'27" E, FOR A DISTANCE OF 301.12 FEET TO AN IRON PIN SET IN THE WEST ROW OF HAMILTON CROSSING BLVD;

THENCE, WITH THE WEST ROW OF HAMILTON CROSSING BLVD, THE FOLLOWING CALLS:

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 555.00 FEET, AN ARC LENGTH OF 179.18 FEET, A DELTA ANGLE OF 18° 29' 53", A CHORD BEARING OF S 32°35'32" W, AND A CHORD DISTANCE OF 178.41 FEET TO AN IRON PIN SET;

S 23°20'35" W, FOR A DISTANCE OF 161.94 FEET TO AN IRON PIN SET;

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 40.46 FEET, A DELTA ANGLE OF 06° 26' 21", A CHORD BEARING OF S 20°07'25" W, AND A CHORD DISTANCE OF 40.44 FEET TO AN IRON PIN SET;

THENCE, WITH A NEW LINE ACROSS LOT 6 AS OF RECORD IN PLAT BOOK 9700, PAGE 788, THE FOLLOWING CALLS:

N 68°51'07" W, FOR A DISTANCE OF 106.32 FEET TO AN IRON PIN SET;

S 76°01'10" W, FOR A DISTANCE OF 235.07 FEET TO AN IRON PIN SET IN A NORTHEAST CORNER OF CHRISTIAN EDUCATION, INC AS OF RECORD IN DEED BOOK 5467, PAGE 271;

THENCE, WITH THE NORTH AND EAST BOUNDARY OF CHRISTIAN EDUCATION, INC, THE FOLLOWING CALLS:

N 82°40'47" W, FOR A DISTANCE OF 199.73 FEET TO AN IRON PIN SET;

N 07°56'51" E, FOR A DISTANCE OF 662.67 FEET TO AN IRON PIN SET IN THE SOUTHEAST BOUNDARY OF VAN R. PENNINGTON AS OF RECORD IN INSTRUMENT NO. 20170530-0053425;

THENCE, WITH THE SOUTHEAST BOUNDARY OF VAN R. PENNINGTON, N 45°02'13" E, FOR A DISTANCE OF 69.29 FEET TO AN IRON PIN SET IN THE NORTHWEST CORNER OF MARITAL TRUST C;

THENCE, WITH THE WEST, SOUTH, AND EAST BOUNDARY OF MARITAL TRUST C, THE FOLLOWING CALLS:

S 12°36'09" E, FOR A DISTANCE OF 471.28 FEET TO AN IRON PIN SET;

N 77°26'36" E, FOR A DISTANCE OF 147.88 FEET TO AN IRON PIN SET;

N 04°47'38" E, FOR A DISTANCE OF 196.58 FEET TO THE POINT OF BEGINNING, CONTAINING 263,384.9 SQ.FT OR 6.046 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, P.C., DECEMBER 19, 2019.

Tract 2 – Map 149 Parcel 313

PHASE 2 – GAS LINE AREA ALONG HAMILTON CHURCH ROAD

BEING A PORTION OF LOT 6 AS OF RECORD ON THE FINAL PLAT OF HAMILTON CROSSING BUSINESS PARK, SECTION 2 AS OF RECORD IN PLAT BOOK 9700, PAGE 788 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT AN IRON PIN FOUND, WITH A TN STATE PLANE COORDINATE OF NORTH 629,301.3916, E 1,781,123.6745, SAID IRON PIN BEING A SOUTHEAST CORNER OF EPHRIAM H. HOOVER III ET AL OF RECORD IN DEED BOOK 5533, PAGE 130 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE RODC AND BEING A NORTHEASTERN CORNER OF THE PROPERTY HEREIN DESCRIBED;

THENCE, WITH A NEW LINE ACROSS THE LANDS OF LOT 6, THE FOLLOWING CALLS:

N 42°51'52" E, FOR A DISTANCE OF 347.01 FEET TO AN IRON PIN SET;

N 38°54'38" E, FOR A DISTANCE OF 300.14 FEET TO AN IRON PIN SET;

N 40°49'11" E, FOR A DISTANCE OF 547.16 FEET TO AN IRON PIN SET IN THE WEST ROW OF HAMILTON CROSSING BLVD;

THENCE, WITH THE WEST BOUNDARY OF HAMILTON CROSSING BLVD, THE FOLLOWING CALLS:

ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 42.10 FEET, A DELTA ANGLE OF 06° 42' 00", A CHORD BEARING OF S 45°12'31" E, AND A CHORD DISTANCE OF 42.07 FEET TO AN IRON PIN SET;

S 48°33'30" E, FOR A DISTANCE OF 90.01 FEET TO AN IRON PIN SET;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.00 FEET, A DELTA ANGLE OF 89° 45' 53", A CHORD BEARING OF S 03°40'34" E, AND A CHORD DISTANCE OF 42.34 FEET TO AN IRON PIN SET IN THE NORTHWEST ROW OF HAMILTON CHURCH ROAD;

THENCE, WITH THE NORTHWEST ROW OF HAMILTON CHURCH ROAD, THE FOLLOWING CALLS:

S 41°12'23" W, FOR A DISTANCE OF 433.60 FEET TO AN IRON PIN SET;

S 41°12'23" W, FOR A DISTANCE OF 199.95 FEET TO AN IRON PIN SET;

S 39°17'50" W, FOR A DISTANCE OF 300.17 FEET TO AN IRON PIN SET;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1970.00 FEET, AN ARC LENGTH OF 143.71 FEET, A DELTA ANGLE OF 04° 10' 47", A CHORD BEARING OF S 43°17'46" W, AND A CHORD DISTANCE OF 143.68 FEET TO AN IRON PIN SET;

S 45°23'57" W, FOR A DISTANCE OF 288.61 FEET TO AN IRON PIN SET;

S 45°17'18" W, FOR A DISTANCE OF 534.25 FEET TO AN IRON PIN SET IN THE NORTHEAST CORNER OF COMMERCE UNION BANK ET AL, TRS AS OF RECORD IN DEED BOOK 6654, PAGE 905;

THENCE, WITH THE NORTH BOUNDARY OF COMMERCE UNION BANK, N 80°19'29" W, FOR A DISTANCE OF 131.39 FEET TO AN IRON PIN FOUND IN THE EAST BOUNDARY OF SCALINI, LLC AS OF RECORD IN INSTRUMENT NO. 20130114-0004061, SAID POINT ALSO BEING THE NORTHWEST CORNER OF COMMERCE UNION BANK;

THENCE, WITH THE EAST BOUNDARY OF SCALINI, LLC, AND WE PREAKNESS OWNER, LLC AS OF RECORD IN INSTRUMENT NO. 20181231-0126024,N 08°39'02" E, FOR A DISTANCE OF 278.25 FEET TO AN IRON PIN FOUND AT THE SOUTHWESTERN CORNER OF EPHRIAM H. HOOVER III ET AL;

THENCE, WITH THE SOUTHEASTERN BOUNDARY OF EPHRIAM H. HOOVER III ET AL, THE FOLLOWING CALLS:

S 66°38'13" E, FOR A DISTANCE OF 57.58 FEET TO AN IRON PIN SET;

N 27°48'16" E, FOR A DISTANCE OF 50.00 FEET TO AN IRON PIN SET;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 421.76 FEET, AN ARC LENGTH OF 57.15 FEET, A DELTA ANGLE OF 07° 45' 49", A CHORD BEARING OF S 58°18'49" E, AND A CHORD DISTANCE OF 57.10 FEET TO AN IRON PIN SET;

S 53°55'47" E, FOR A DISTANCE OF 16.58 FEET TO AN IRON PIN FOUND;

N 46°16'40" E, FOR A DISTANCE OF 495.87 FEET THE POINT OF BEGINNING, CONTAINING 324,921.6 SQ.FT OR 7.459 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY WILSON AND ASSOCIATES, P.C., DECEMBER 19, 2019.

Being the same property conveyed to CENTURY COMMUNITIES OF TENNESSEE, LLC, a Delaware limited liability company by deed from MALSAL LLC, by deed of record in Instrument No. 20211029-0145551, said Register's Office.

True Copy Certification Form pursuant to T.C.A. 66-24-101(d) (3)

I, Hugh W. Entrekin, 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 Feb 8, 2022 (date of document).

HWE

Affiant Signature

2-14-22

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14th day of Feb, 2022.

Allie Efferson

Notary's Signature

MY COMMISSION EXPIRES: 3-3-25

Notary's Seal (if on paper)

