Karen Johnson Davidson County
Batch# 835694 DEEDWARRSP
04/06/2022 01:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,781.92
20220406-0039982

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Eshak Abdelsayed and Ezes Kriakos	U. S. Bank, N.A.	149-15-0-A-398.00 CO
3100 Bromley Way	P.O. Box 20005	
Antioch, TN 37013	Owensboro, KY 42304-0005	

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 **Eshak Abdelsayed and Ezes Kriakos, husband and wife,** hereinafter called the Grantee, its successors and/or assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Cambridge Forest, Phase Ten, a Planned Unit Development, of record in Instrument No. 20070103-0001061, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Century Communities of Tennessee, LLC, a Delaware limited liability company, by Special Warranty Deed dated January 16, 2020, from Wagih Roshdy Yassa Sonbol of record in Instrument No. 20200123-0008595, 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 **$481,600.00.**

Affiant

Subscribed and sworn to before me this **30th** day of **March, 2022**.

JAMIE D. KNIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission expires: 9-8-2025

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 **30th day of March, 2022.**

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 **30th day of March, 2022.**

_____
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
Eshak Abdelsayed and Ezes Kriakos, husband and wife

THE conveyance of the heretofore described parcel of land is subject to the following:

1. **The Plan of record as shown in Instrument No. 20070103-0001061, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Declaration of Covenants, Conditions and Restrictions for Cambridge Forest, Phase III, of record in Instrument No. 20020221-0022797, and amended in Instrument No. 20061025-0132073 and made applicable to Phase Ten in Instrument No. 20061208-0152145 and further amended in Instrument No. 20100224-0014180, in Instrument No. 20110919-0072463, and in Instrument No. 20130225-0018348, said Register's Office.**
3. **By-Laws of Cambridge Forest II Homeowners Association, Inc, of record in Instrument No. 20020221-0022798, said Register's Office.**
4. **Charter of Cambridge Forest Homeowners Association, Inc., of record in Book 10343, Page 769, said Register's Office.**
5. **Conveyance of Common Area to Cambridge Forest II Homeowners Association, Inc, of record in Instrument No. 20110919-0072464, said Register's Office.**
6. **Agreement for a road right-of-way of record in Book 1147, Page 148, said Register's Office.**
7. **Telephone Line Easement of record in Book 1207, Page 529, said Register's Office.**
8. **Roadway Easement of record in Chancery Court Plan Book 3, Page 26, said Register's Office.**
9. **Sanitary Sewer and/or Storm Drainage Easements of record in Book 6881, Page 320, in Book 7453, Page 445, and in Instrument No. 20001228-0126570, said Register's Office.**
10. **Easement for sewer purposes as stated in the Deed of record in Book 8795, Page 158, said Register's Office.**
11. **Storm Water Detention Agreements of record in Book 7632, Page 962, and in Instrument No. 20020308-0029654, said Register's Office.**
12. **Agreement regarding the development of sidewalks as stated in the Deed of record in Instrument No. 20151204-0122188, said Register's Office.**
13. **Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.**

This is improved property, known as 3100 Bromley Way, Antioch, TN 37013.

TRUE COPY CERTIFICATION

I, Tyler Clark, 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 March 30, 2022

3/30/22
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and described before me this 30th day of March, 2022.

TAMMY TANNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-21-2022

Notary Public
My Commission Expires: 6/21/22