CONSIDERATION CERTIFICATE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater for this transfer is $0.00 and other good and valuable consideration.

Affiant

Subscribed and sworn to before me this the 21st day of July, 2022.

Notary Public

My Commission Expires: ____ / ____ / ____

ERICA GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2024

This instrument prepared by:

Tune, Entrekin & White, P.C. (TCW)
500 11th Ave., N., Suite 600
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 892241 DEEDQC
07/21/2022 02:38:40 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20220721-0083740

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Century Communities 2630 Elm Hill Pike Suite 110 Nashville, TN 37214	[SAME]	Part of 149160A90000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Century Communities of Tennessee, LLC**, a Delaware limited liability company ("Grantor"), has bargained and by these presents does hereby transfer, quitclaim, and convey unto **Century Communities of Tennessee, LLC**, a Delaware limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly set forth and described on **Exhibit A** attached hereto.

It is understood by Grantor and Grantee that this conveyance is subject to taxes and assessments for the year 2022 and subsequent years, not yet due and payable, and subject to easements, rights of way for public utilities, restrictive covenants and conditions, and other matters of record, as well as all applicable zoning and building regulations.

IN WITNESS WHEREOF, the Grantor has caused this Quit Claim Deed to be executed as of the date set forth below.

GRANTOR:

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

By: _____

Print Name: Zachary Adler

Its: 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, upon oath, acknowledged him/herself to be the DIVISION PRESIDENT (Officer) of **Century Communities of Tennessee, LLC**, a Delaware limited liability company (the "Entity"), the bargainor, and that he/she as such officer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Entity by him/herself as such Officer.

Witness the 21ST day of JULY, 2022.

_____
Notary Public

My Commission Expires: 1 / 11 / 2026

KELLY STENBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2026

EXHIBIT A

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;

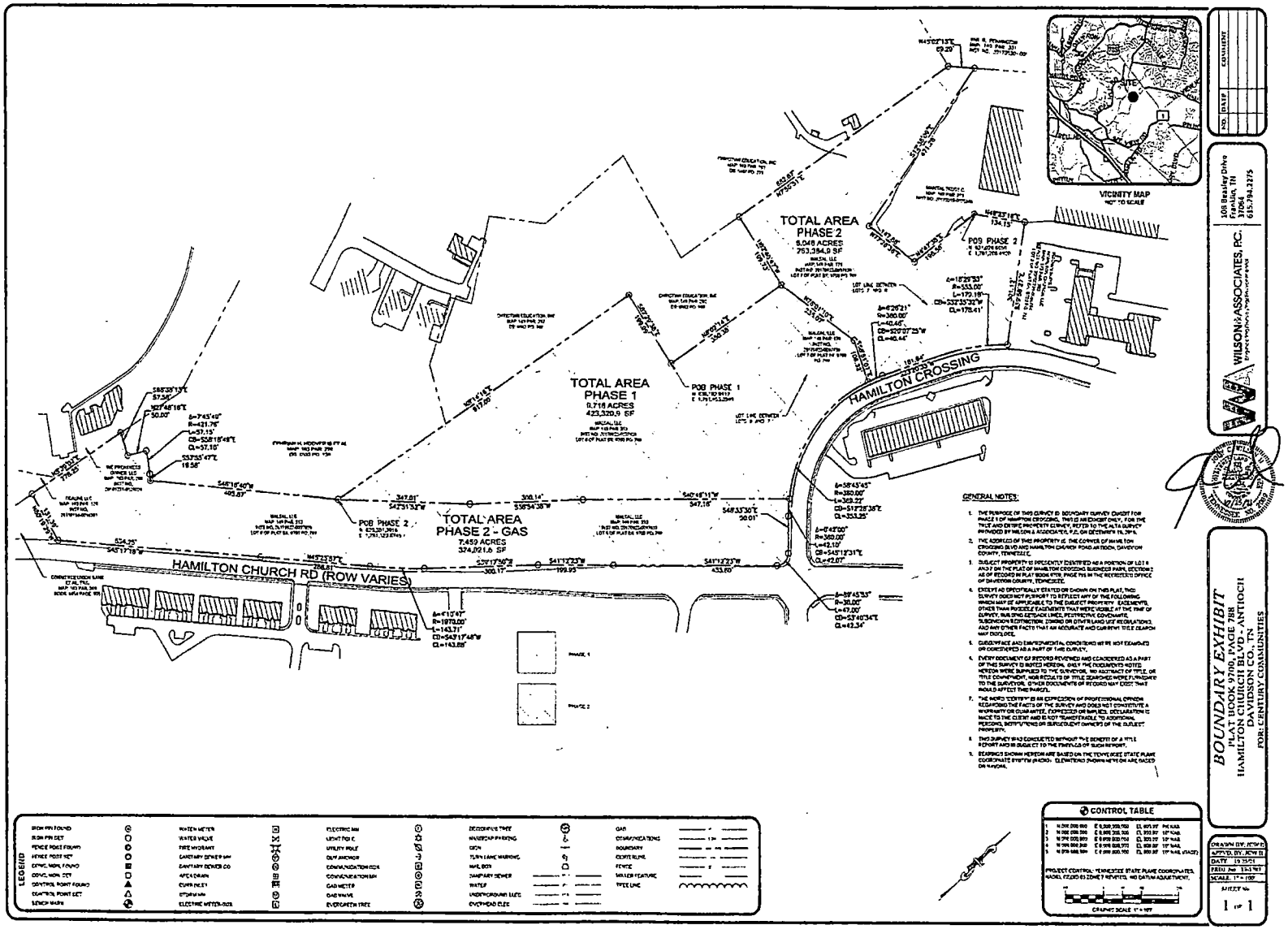
THENCE, WITH THE EAST BOUNDARY OF SCALINI, LLC, AND WE PREAKNESS OWNER, LLC AS OF RECORD IN INSTRUMENT NO. 20181231-0126024,N 08°39'02" E, FOR A DISTANCE OF 278.25 FEET TO AN IRON PIN FOUND AT THE SOUTHWESTERN CORNER OF EPHRIAM H. HOOVER III ET AL;

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 a portion of the same property conveyed to Century Communities of Tennessee, LLC by Special Warranty Deed from MALSAL LLC, as recorded on the 27th day of August, 2020 in the Register's Office of Davidson County, Tennessee at Instrument Number 20200827-0097509.

The above-described property is shown and further illustrated on the boundary exhibit on the following page and labeled "Phase 2 – Gas."


TOTAL AREA
PHASE 2
6.048 ACRES
263,384.9 SF
TOTAL AREA
PHASE 1
0.716 ACRES
423,320.9 SF
TOTAL AREA
PHASE 2 - GAS
7.459 ACRES
324,921.6 SF
POB PHASE 1
POB PHASE 2
P09 PHASE 2
HAMILTON CROSSING
HAMILTON CHURCH RD (ROW VARIES)
VICINITY MAP
SITE
GENERAL NOTES:
CONTROL TABLE
LEGEND
BOUNDARY EXHIBIT
PLAT BOOK 9700, PAGE 788
HAMILTON CHURCH BLVD - ANTIOCH
DAVIDSON CO., TN
FOR: CENTURY COMMUNITIES
WILSON & ASSOCIATES, P.C.
106 Beasley Drive
Franklin, TN
37064
615.794.1275
DRAWN BY: JCW
APP'D. BY: JCW
DATE: 10.25.21
REV.'s: 11.4.21
SCALE: 1" = 100'
SHEET No.
1 OF 1