Karen Johnson Davidson County
Batch# 957005 DEEDWARRSP
01/03/2023 09:07:38 AM 3 pgs
Fees: $18.00 Taxes: $1,627.96
20230103-0000083

G#36363-4

Box #14

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.
Zahra Azaram and Avin Babanzadeh	**Inspire Home Loans, Inc.**	**Part of 164-00-0-064-00**
2705 Sparrowgap Trail	**4695 MacArthur Court, Ste 350**	For 2023 & thereafter:
Antioch, TN 37013	**Newport Beach, CA 92660**	**164-03-0-E-014-00-CO**

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, 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 **Zahra Azaram, a married woman, and Avin Babanzadeh, a married woman, as joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Final Plat of Hamilton Church Manor, Phase 2, of record in instrument No. 20220104-0001231, 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 August 1, 2022, from Bradburn Village Phase 4 Partnership, a Tennessee general partnership of record in Instrument No. 20220804-0088706, and as corrected by Affidavit of Scrivener's Error dated November 3, 2022, of record in Instrument No. 20221103-0118800, Register's Office for Davidson County, Tennessee.

CONTINUED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$439,990.00.**

Avin Babanzadeh
Affiant

Subscribed and sworn to before me this **29th** day of **December, 2022.**

My Commission Expires: 5/9/2026

MIKE BOYD
Notary Public
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 29th, day of December, 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 29th **day of** December, **2022.**

_____
NOTARY PUBLIC

My Commission Expires: 1.11.26

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

EXHIBIT "A"
To
Special Warranty Deed from
Century Communities of Tennessee, LLC to
Zahra Azaram and Avin Babanzadeh

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

1) **The Plan of record in Instrument No. 20220104-0001231; said Register's Office for Davidson County, Tennessee**

2) **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 further amended in Instrument No. 20220627-0073357 and By-Laws appended thereto as Exhibit "D-2", Register's Office for Davidson County, Tennessee.**

3) **Charter of Hamilton Church Manor Owners Association, Inc., of record in Instrument No. 20210119-0008156, said Register's Office.**

4) **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, said Register's Office.**

5) **Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20190620-0059751 and Instrument No. 20200730-0084116, said Register's Office.**

6) **Letter of Responsibility regarding private utilities within the townhome portion of record in Instrument No. 20191010-0103809, said Register's Office.**

7) **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, said Register's Office.**

8) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property known as: 2705 Sparrowgap Trail, Antioch, TN 37013.