WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-20679-SR

SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 986841 DEEDWARRSP
03/30/2023 01:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,681.65
20230330-0023208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $454,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MICHAEL PERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Cristina Hunt, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: TN-NAS-230011-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Tamer Abousaleeb and Dina Meseha	Inspire Home Loans Inc.	164030E01800CO
(NAME)	(NAME)	
2120 Postings Point	4695 MacArthur Court Suite 350	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Newport Beach, CA 92660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY EXPRESSLY ACKNOWLEDGED, THE UNDERSIGNED, **CENTURY COMMUNITIES OF TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAMER ABOUSALEEB AND DINA MESEHA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT easements, restrictions and covenants of record.

unimproved ☐
This is improved ☒ property, known as 2120 Postings Point, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29 day of March, 2023.

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

BY: _____
Zack Adler
Authorized Signatory

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, this 29 day of March, 2023, Zack Adler personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be an as Authorized Signatory of Century Communities of Tennessee, LLC, a Delaware limited liability company.

_____
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"

Lot 18 on Final Plat Hamilton Church Manor Phase 2 of record as Instrument Number 20220104-0001231, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the same property conveyed to Century Communities of Tennessee, LLC, a Delaware limited liability company by Bradburn Village Phase 4 Partnership, a Tennessee general partnership in an instrument dated August 1, 2022 and recorded August 4, 2022 in Instrument No. 202211030118800.

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 3/29/23.

Affiant Signature

3/30/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of March, 2023.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires