Karen Johnson Davidson County
Batch# 1002561 DEEDWARRSP
05/12/2023 10 48 21 AM 3 pgs
Fees $18 00 Taxes $1,137 75
20230512-0035513

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500 00

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2023

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES 3/9/2027
(AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

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

File No TN-NAS-230368-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Irshad Hussain and Saira Hussain	Irshad Hussain and Saira Hussain	164030D06900CO
(NAME)	(NAME)	
4406 Whisper Spring Drive	4406 Whisper Spring Drive	
(ADDRESS)	(ADDRESS)	
Collierville, TN 38017	Collierville, TN 38017	
(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 **SAIRA HUSSAIN AND IRSHAD HUSSAIN, WIFE AND HUSBAND,** 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 1216 Foxton Lane, 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 08 day of May, 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 08 day of May, 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

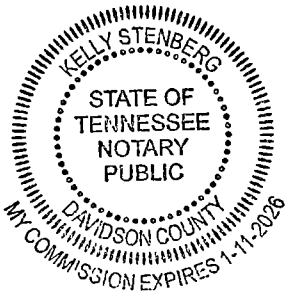


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No 69, Phase 2, on the Plan of Hamilton Church Manor Townhouses, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, as established by 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 and amended in Instrument No 20210119-0008158 and Ratification and Adoption of Declaration of Covenants, Conditions and Restrictions for Hamilton Church Manor and Declaration of Covenants, Conditions, and Restrictions for Hamilton Church Manor Townhouses of record in Instrument No 20210826-0115250 corrected in Instrument No. 20210827-0115886, and further amended in Instrument No 20220627-0073357, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto as Exhibit "D-2" Reference is hereby made to the Plan of Hamilton Church Manor Townhouses, Phase 2, shown on Exhibit "B-2" to the Second Amendment to the Declarations of record in Instrument No 20220627-0073357, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit

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 June 12, 2022 and recorded June 22, 2022 in Instrument Number 20220622-0071326.