SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES 10/2/23
(AFFIX SEAL)

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

File No TN-NAS-230370-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Hussain Chagani and Zohra Chagani	Hussain Chagani and Zohra Chagani	164030D06400CO
(NAME) 624 Foster Lane	(NAME) 624 Foster Lane	
(ADDRESS) Mount Juliet, TN 37122	(ADDRESS) Mount Juliet, TN 37122	
(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 **HUSSAIN CHAGANI AND ZOHRA CHAGANI , 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 1228 Foxton Lane, Antioch, TN 37013
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # T-HG-23-122B

Karen Johnson Davidson County
Batch# 1002564 **DEEDWARRSP**
05/12/2023 10 52 29 AM 3 pgs
Fees $18 00 Taxes $1,139 60

20230512-0035519

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

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No 64, 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 property conveyed to Century Communities of Tennessee, LLC, a Delaware limited liability company, from Bradburn Village Phase 4 Partnership, a Tennessee general partnership, by Special Warranty Deed, recorded June 22, 2022, in Instrument No 20220622-0071326, Register's Office Davidson County

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 16, 2022 and recorded June 22, 2022 in Deed Book 20220622, Page 0071326.