Karen Johnson Davidson County
Batch# 1038437 DEEDWARR
08/15/2023 02:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20230815-0063575

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/22/26
(AFFIX SEAL)

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Selamawit M. Ezaz	New owner	Parcel ID: 164-03-0D-134.00-CO
(NAME) 3029 Talisman Way	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William Cleveland and Ashley Cleveland, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Selamawit M. Ezaz, an unmarried woman**, 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:

Land in Davidson County, Tennessee, being Unit No. 134, Phase 1, 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, 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, shown on Exhibits "B-2" to the First Amendment to the Declarations of record in Instrument No. 20210119-0008158, Register's Office for Davidson County, Tennessee, for a more complete identification and

description of said unit.

Being the same property conveyed to Bradburn Village Phase 4 Partnership, a Tennessee general partnership comprised of John D. Floyd and Austin B. Pennington from Aycock Penny, LLC, a Tennessee limited liability company by Warranty Deed dated October 31, 2018 and recorded on November 1, 2018 in Instrument 20181101-0108325, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Bradburn Village Phase 4 Partnership, a Tennessee general partnership comprised of John D. Floyd and Austin B. Pennington from Aycock Penny, LLC, a Tennessee limited liability company by Quitclaim Deed dated October 31, 2018 and recorded on November 1, 2018 in Instrument No. 20181101-0108326, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Century Communities of Tennessee, LLC, a Delaware limited liability company from Bradburn Village Phase 4 Partnership, a Tennessee general partnership by Quitclaim Deed dated August 23, 2021 and recorded on August 30, 2021 in Instrument No. 20210830-0116461, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to William Cleveland and Ashley Cleveland, husband and wife from Century Communities of Tennessee, LLC, a Delaware limited liability by Special Warranty Deed dated November 29, 2021 and recorded on November 30, 2021 in Instrument No. 20211130-0157908, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3029 Talisman Way, Antioch, TN 37013

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 whomsoever. 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 11 day of AUGUST, 2023

William Cleveland

Ashley Cleveland

BRANDON LIPPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

STATE OF TN

COUNTY OF DAVIDSON

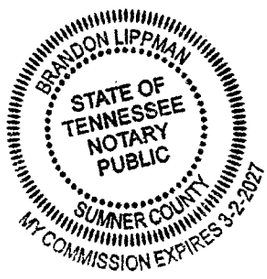
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State William Cleveland and Ashley Cleveland, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of August, 2023.

Notary Public

My Commission Expires: 3-2-27

(SEAL)



Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or 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 8/11/23 (date of document).

Affiant Signature

8/15/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

