WARRANTY DEED

Karen Johnson Davidson County
Batch# 1099666 DEEDWARR
02/09/2024 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,181.30
20240209-0009280

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,540.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

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)
Jeffery Brian Olmstead and Sengdao Gina Olmstead	CMG Mortgage, Inc. dba CMG Financial	Parcel ID: 181 15 0A 141.00
(NAME) 800 Wardlaw Ct	(NAME) 3160 Crow Canyon Road Ste 400	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) San Ramon, CA 94583	
(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, **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 unto **Jeffery Brian Olmstead and Sengdao Gina Olmstead, 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:

Land in Davidson County, Tennessee, being Lot No. 141 as shown on the map entitled Final Plat Southpoint SP, Phase 3, of record in Instrument No. 20220926-0106612, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a part of the same property conveyed to Blackburn Family Limited Partners II, L.P., a Tennessee Limited Partnership from Susan Beerman Cline, Executrix of The Estate of Billy P. Beerman, deceased and Susan Beerman Cline, individually, and Susan Beerman Cline, Trustee of The Brian Keith Beerman Trust established under the Last Will and Testament of Billy P. Beerman (aka Billie P Beerman), by Special Warranty Deed dated April 18, 2018 and recorded April 18, 2018 in Instrument No. 20180418-0036607 and by Quitclaim Deed dated April 18, 2018 and recorded April 18, 2018 in Instrument No. 20180418-0036608, in the Register's Office for Davidson County, Tennessee.

Further being a part of the same property conveyed to Blackburn Family Limited Partners II, L.P., a Tennessee Limited Partnership, from Barbara A. Wardlaw by Special Warranty Deed dated April 18, 2018 and recorded April 18, 2018 in Instrument No. 20180418-0036623 and by Quitclaim Deed dated April 18, 2018 and recorded April 18, 2018 in Instrument No. 20180418-0036624, in the Register's Office for Davidson County, Tennessee.

Further being a part of the same property conveyed to SouthPoint of TN, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Blackburn Family Limited Partners II, L.P., a Tennessee limited partnership, dated February 6, 2020 and recorded February 10, 2020 in Instrument No. 20200210-0015278, in the Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Century Communities of Tennessee, LLC, a Delaware limited liability company by Special Warranty Deed from SouthPoint of TN, LLC, a Tennessee limited liability Company, dated January 19, 2024 and recorded on January 24, 2024 in Instrument No. 20240124-0004666, 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 800 Wardlaw Ct, Brentwood, TN 37027

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 8TH day of FEBRUARY, 2024

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, the undersigned, a notary public in and for said county and state, the within named Zach Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an Authorized Signatory for Century Communities of Tennessee, LLC, a Delaware limited liability company and that he is authorized by Century Communities of Tennessee, LLC, a Delaware limited liability company to execute this instrument on its behalf as such Authorized Signatory.

Witness my hand and official seal, this the 8th day of February, 2024.

_____
Notary Public

My Commission Expires: 1.11.26

(SEAL)

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

Certificate of Authenticity

I, Tonya Loftin, 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 2/8/2024.

Date

Tonya Loftin
Affiant Signature

February 9, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of February, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)