202402130010018
Batch# 1100619 DEEDWARRSP
02/13/2024 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,627.72
20240213-0010018

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,925.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

File No.: NAS-TN-240046-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Austin Samuel Lunsford 2012 Irrevocable Trust under the Todd Lunsford 2012 Irrevocable Trust Agreement dated December 18, 2012	Same	181-15-0A-118.00CO
(NAME)	(NAME)	
718 Fordham Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 **AUSTIN SAMUEL LUNSFORD AS CO-TRUSTEE OF THE AUSTIN SAMUEL LUNSFORD 2012 IRREVOCABLE TRUST UNDER THE TODD LUNSFORD 2012 IRREVOCABLE TRUST AGREEMENT DATED DECEMBER 18, 2012,** 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 718 Fordham Drive, Brentwood, TN 37027
(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 13th day of February, 2024.

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

BY: _____
Zack Adler
as Division President

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, this 13th day of February 2024, 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 as Division President of Century Communities of Tennessee, LLC, a Delaware limited liability company.

_____
Notary Public

My Commission Expires: 1.11.26

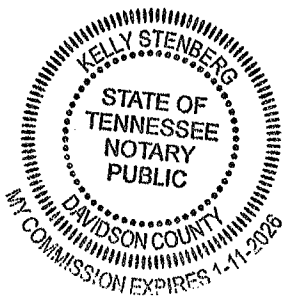


EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Being Lot No. 118 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 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, of record in Instrument No. 20240124-0004666, dated January 19, 2024, and recorded January 24, 2024, Register's Office for Davidson County, Tennessee.

Tennessee Certificate of Electronic Document

I, Christina Hunt, 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 correct copy of the original document executed and authenticated according to law on this 13th day of February, 2024.

Settlement Agent:

McMichael & Gray, PC

Signature

2-13-24

Date

State of Tennessee

County of Rutherford

Personally appeared before me, Audra D. Cross, a notary public for this county and state, Cristina Hunt, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. Sworn and subscribed before me 13th day of February, 2024.

Notary Public

My Commission Expires:

AUDRA D CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 08-19-2024

(NOTARY SEAL)

All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).