SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1104199 DEEDWARRSP
02/23/2024 11:19:30 AM 4 pgs
Fees: $23.00 Taxes: $2,172.18
20240223-0012508

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $587,075.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND 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
Cristina Hunt, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: NAS-TN-240064-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Amanda Sinclair	First Choice Lending Services LLC	181 15 0A 139.00
(NAME)	(NAME)	
705 Fordham Drive	3511 Gallatin Pike, Ste 310	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37216	
(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 **AMANDA SINCLAIR, A SINGLE WOMAN, AS SOLE OWNERSHIP,** 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 705 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 21st 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 21st 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

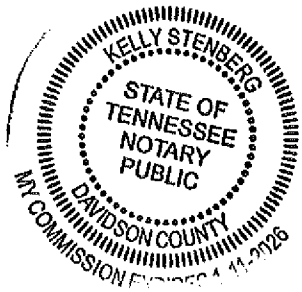


EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to wit: Being Lot No. 139 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 portion 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 in an instrument dated January 19, 2024 and recorded January 24, 2024 in Instrument No. 20240124-0004666, in the Register of Deeds Office for Davidson County, Tennessee.

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 February 21, 2024.

Date

Tonya Loftin

Affiant Signature

February 23, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd 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)