Karen Johnson Davidson County
Batch# 1104512 DEEDWARRSP
02/26/2024 11:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,886.63
20240226-0012880

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/2/2025
(AFFIX SEAL)

DANA MICHELLE WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

File No.: NAS-TN-240045-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Monya B. Pillow and Kevin L. Pillow	Wilson Bank & Trust	098 13 0P 001.00
(NAME)	(NAME)	
3032 Wiltshire Park Place	207 Legends Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37087	
(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 **MONYA B. PILLOW AND KEVIN L. PILLOW, WIFE AND HUSBAND,** 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 3032 Wiltshire Park Place, Hermitage, TN 37076
(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 22nd 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 Rutherford

Personally appeared before me, a Notary Public of said County and State, this 22nd 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

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

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to-wit: Being Unit A, on the Plan of Homes at Park at Wiltshire- Lot 8, a Horizontal Property Regime with Private Elements as shown in Plat Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210406-0045429, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Century Communities of Tennessee, LLC, a Delaware limited liability company by Landmark Homes of Tennessee, Inc., a Tennessee corporation in an instrument dated January 23, 2024 and recorded January 24, 2024 in Deed Book 20240124, Page 0004667.

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 2/22/2024.

Date

Tonya Loftin
Affiant Signature

February 26, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th 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)