Karen Johnson Davidson County
Batch# 1110073 DEEDWARRSP
03/12/2024 10:43:30 AM 4 pgs
Fees: $23.00 Taxes: $1,664.48
20240312-0017027

SPECIAL WARRANTY DEED

Madisun Silva
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,860.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2024.

Madisun Silva
Notary Public

MY COMMISSION EXPIRES: 06-16-26
(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-240089-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jeffrey Czerwinski and Deonya Czerwinski, Trustees of The Czerwinski Living Trust dated August 15th, 2014	CMG Mortgage, Inc. dba CMG Home Loans	181-15A-126.00
(NAME) 736 Fordham Drive	(NAME) 3160 Crow Canyon Rd, Suite 400	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) San Ramon, CA 94583	
(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 **JEFFREY CZERWINSKI AND DEONYA CZERWINSKI, TRUSTEES OF THE CZERWINSKI LIVING TRUST DATED AUGUST 15TH, 2014,** 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 736 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 6th day of March, 2024.

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

BY:_____
Zack Adler
as Division President

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, this 6th day of March, 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"

Land in Davidson County, Tennessee, being Lot No. 126, 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 of 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 **March 6, 2024**.

Date

Tonya Loftin
Affiant Signature

March 12, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of March, 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)