SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1152820 DEEDWARRSP
07/01/2024 08:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,973.38
20240701-0049012

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $533,345.00.

Ashley Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2024.

Emily Reed
Notary Public

MY COMMISSION EXPIRES: 1/5/2028
(AFFIX SEAL)

EMILY REED
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-05-2028

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

File No.: NAS-TN-240088-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Arnab Banik and Monica Chakravorty	CMG Financial	098 13 0X 002.00
(NAME)	(NAME)	
3070 Wiltshire Park Pl	3160 Crow Canyon Rd Ste 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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 **ARNAB BANIK AND MONICA CHAKRAVORTY, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT easements, restrictions and covenants of record.

unimproved ☐
This is improved ☒ property, known as 3070 Wiltshire Park Pl, 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 27th day of June, 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 27th day of June, 2024, Zack Adler personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the Division President of Century Communities of Tennessee, LLC, a Delaware limited liability company, the within named grantor, and that he, being authorized to do so, executed the within instrument for the purposes therein contained by signing on behalf of said grantor.

_____
Notary Public

My Commission Expires: 1.11.26

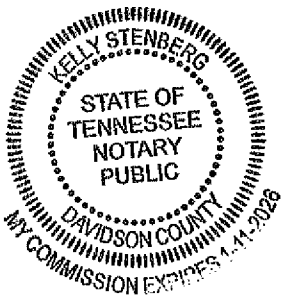


EXHIBIT "A"

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

Being Unit B, on the Plan of Homes at Park at Wiltshire- Lot 18, a Horizontal Property Regime with Private Elements as shown in Plat Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20210505-0060260, 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 Instrument No. 20240124-0004667.

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 27th day of June, 2024.

Settlement Agent:

McMichael & Gray, PC

Signature

6/27/2024

Date

State of Tennessee

County of Davidson

Personally appeared before me, Emily Reed, 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 27th day of June, 2024.

Emily Reed

Notary Public

My Commission Expires: 1/5/2028

(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).