SPECIAL WARRANTY DEED

Karen Johnson
Batch # 1152892
07/01/2024 09:20:45 AM
Fees: $18.00 Taxes: $1,942.46

Davidson County
DEEDWARRSP
3 pgs

20240701-0049148

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,990.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JACOB THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025

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

File No.: NAS-TN-240201-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Teresa Van Vuuren and Jacobus Van Vuuren	Mutual of Omaha Mortgage, Inc.	098-13-0X-001.00CO
(NAME)	(NAME)	
3072 Wiltshire Park Pl	1 East 22nd Street, Suite 401	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lombard, IL 60148	
(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 **TERESA VAN VUUREN AND JACOBUS VAN VUUREN, 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 3072 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 26 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 Williamson

Before me this 26 day of June, 2024.personally appeared Zack Adler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Division President of Century Communities of Tennessee, LLC, a Delaware limited liability company, the within named bargainor, and that he as such Division President executed the foregoing instrument for the purposes therein contained.

_____
Notary Public
My Commission Expires: 1.11.26

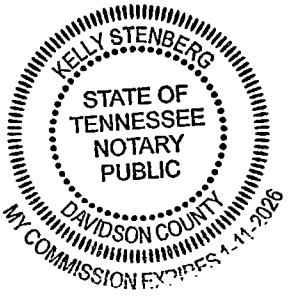


EXHIBIT "A"

Being Unit A, 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.