Karen Johnson Davidson County
Batch# 1181388 DEEDWARRSP
09/13/2024 12:47:30 PM 14 pgs
Fees: $73.00 Taxes: $8,695.00
20240913-0070825

This instrument prepared by: Samuel J. Blanton, Esq.; 500 11th Ave. N., STE 600, Nashville, TN
37203

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $2,350,000.00

PATRICIA F. SKRIVANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Samuel J. Blanton
AFFIANT

Patricia F Skrivanek
NOTARY PUBLIC

My Commission Expires: 5-9-2026.

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Century Communities of Tennessee, LLC	SAME	Parcel No. 07002000800
7100 Commerce Way, Suite 180 Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lanny L. Babb** (undivided 1/7th interest), **Michael W. Babb** (undivided 1/7th interest), **Patricia Babb** (undivided 1/7th interest), **Dora Babb** (undivided 1/14th interest), **Tori Deshawn Babb** (undivided 1/14th interest), Debra **B. Rice** (undivided 1/7th interest), **Celeste Martine Babb Laribo** (undivided 1/7th interest), **Dale M. Babb, Sr.** (undivided 1/7th interest) (collectively "Grantor") do hereby bargain, sell, transfer and convey unto **CENTURY COMMUNITIES OF TENNESSEE, LLC**, a Delaware limited liability company, ("Grantee") its successors and assigns, all of their right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

BEING Lots 4 and 5 on the Map of Fontaine Subdivision of Lot No. 16 of the Mcintosh Lands, not of record, described according to a survey made by Jack R. Underwood, Surveyor, on April 23 and 24, 1968, and being described as follows:

Lot No. 4: BEGINNING at a stake, the southwest corner of Lot No. 3, the same being 450 feet southeastwardly from the northwest corner of Lot No. 16 on the Plan of Mcintosh Subdivision of record in Book 332, Page 71, said Register's Office; running thence with the southerly line of Lot No. 3, north 66-1/4 deg. east 980 feet to a stake in the center of the new Buena Vista Pike; thence with the center of said Pike southwardly 360 feet to a stake, the northeast corner of Lot No. 5; thence with the northerly line of said Lot No. 5, south 74-1/2 deg. west 895 feet to a stake; thence northwestwardly 225 feet to the beginning, containing 5.55 acres, more or less.

Lot No. 5: BEGINNING at an iron pin in James Morris' easterly line; thence north 76 deg. 15' east 865 feet to the center of Buena Vista Pike (iron pin 30 min. from center of said road); thence south 14 deg. west down the center of Buena Vista Pike 341 feet to a point in the intersection of Buena Vista Pike and Stokes Lane; thence south 77 deg. 30' west down the center of Stokes Lane 668 feet to a point in said Lane, 25 feet from an iron pin on the northerly side of said road, James Morris' southeast corner; thence north 21 deg. 30' west along James Morris' easterly line 290 feet to the point of beginning, containing 5.19 acres, more or less.

BEING the same property conveyed to Dr. Morgan M. Babb and wife, Lorall Babb, by deed from Floyd H. Smith, Amelia DeMoss and George V. De Moss, of record in Book 5813, Page 247, Register's Office for Davidson County, Tennessee; THE said Lorall Babb having predeceased Dr. Morgan M. Babb in death and Dr. Morgan M. Babb having died intestate, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P-358, leaving as his heirs at law his children Larry M. Babb, Lanny L. Babb, Michael W. Babb, Debra B. Rice, Celeste Martine Babb Laribo, Dale M. Babb, and Garry W. Babb, as further evidenced by the Affidavit of Heirship of record as Instrument Number 20240708-0051020 and 20240708-0051021. Gerry W. Babb having since died intestate on March 24, 2015 leaving as his heirs at law his spouse Dora Babb and his daughter Tori Babb, who each became owner of a one fourteenth undivided interest upon the death of Gerry W. Babb, as further evidenced by Affidavit of Heirship of record as Instrument Number 20240708-0051022 and 20240708-0051023. The conveyance of said property to said heirs at law of Dr. Morgan M. Babb is further evidenced by Affidavit of Heirship of record as Instrument Number 20170708-0070062 in the Register's Office for Davidson County, Tennessee. Larry M. Babby having since died intestate on June 7, 2022 leaving as his heirs at law his surviving spouse Patricia Babb, as further evidenced by the Affidavit of Heirship of record as Instrument Number 20240708-0051018 and 20240708-0051019. Tori Babb is one and the same as Tori Deshawn Babb.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **CENTURY COMMUNITIES OF TENNESSEE, LLC**, its successors and assigns, forever.

AND **Grantor**, does covenant that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except for property taxes and other assessment for the year 2024, a lien not yet due or

EXHIBIT A

Legal Description of the Property

BEING Lots 4 and 5 on the Map of Fontaine Subdivision of Lot No. 16 of the Mcintosh Lands, not of record, described according to a survey made by Jack R. Underwood, Surveyor, on April 23 and 24, 1968, and being described as follows:

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IN WITNESS WHEREOF, this Special Warranty Deed has been executed effective this 1st day of August, 2024.

Lanny L. Babb

LANNY L. BABB

Date: 08/01/2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared **LANNY L. BABB**, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 1st day of August, 2024.

Notary Public

My Commission Expires:
3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Michael W. Babb

MICHAEL W. BABB

Date: 08 / 01 / 2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared **MICHAEL W. BABB**, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 1st day of August, 2024.

Notary Public

My Commission Expires:
3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Patricia L Babb

PATRICIA L. BABB

Date: 8 / 1 / 2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared **PATRICIA L. BABB**, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 1st day of August, 2024.

Notary Public

My Commission Expires:
5-3-2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Dora Babb

DORA BABB

Date: 08 / 01 / 2024

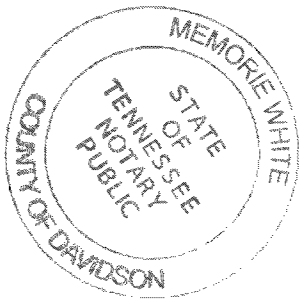
STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared **DORA BABB**, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 1st day of August, 2024.

Notary Public

My Commission Expires:
3.3.2025



Tori DeShawn Babb by Dora Lee Babb, Attorney in fact

TORI DESHAWN BABB BY DORA LEE BABB, ATTORNEY IN FACT

Date: 08 / 01 / 2024

POA Recorded at: 20240901-0058509

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared **DORA LEE BABB**, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-In-Fact on Behalf of **TORI DESHAWN BABB**, and acknowledged that she executed the same as the free and act and deed of **TORI DESHAWN BABB.**

WITNESS my hand and seal at office in Nashville, Tennessee, this the 1st day of August, 2024.

Notary Public

My Commission Expires:
3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

DEBRA B. RICE

Date: 8 / 1 / 2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared **DEBRA B. RICE**, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 1st day of August, 2024.

Notary Public

My Commission Expires:

3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ATTESTATION: WITNESS TO EXECUTION BY BLIND PERSON

On this date, August 1 2024, we, the undersigned, witnessed the reading of the entire contents of the document entitled "Special warranty deed" to Debra B Rice, the bargainor, a blind woman, who stated that she understood and consented to the contents of said document, and further we witnessed the execution of the document by Debra B. Rice in agreement with and in furtherance of the contents of said document.

Diana Brooks
Witness

Tori Babb
Witness

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diana Brooks and Tori Babb personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Attestation are true of their own knowledge and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 1st day of August, 2024

Notary Public

My Commission Expires: 3.3.2025

Prepared By:
Providence Title LLC
25 Century Blvd Ste 402
Nashville TN 37214

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Prepared by:
Providence Title LLC
25 Century Blvd Ste 402
Nashville TN 37214

AFFIDAVIT AS TO EXECUTION BY MARK

Diana Brooks, hereinafter referred to as Affiant, being first duly sworn, makes oath as follows:

1. That Affiant is over the age of twenty-one and resides at the following address: **1225 Rugby Dr, Nashville, TN 37207;**

2. That Affiant is personally acquainted with Debra B. Rice (Name of Bargainor);

3. That on August 1, 2024 Affiant witnessed the execution by Debra B. Rice, of the instrument entitled "Special Warranty Deed" by the application of her mark in the signature line of said instrument. The reason a mark was applied instead of her entire signature is that (Bargainor) Debra B Rice is legally blind;

4. That it is the opinion of Affiant that (Bargainor's) mark signifies his agreement with and his authentication of the instrument.

Further Affiant sayeth not.

Witness my hand this 1st day of August, 2024.

Diana Brooks
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diana Brooks, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of his/her own knowledge and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN on this 1st day of August, 2024.

Notary Public

My Commission Expires:

3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CELESTE MARTINE BABB LARIBO

CELESTE MARTINE BABB LARIBO

Date: 07 / 31 / 2024

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared via audio/video communication, **CELESTE MARTINE BABB LARIBO**, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Murfreesboro, Tennessee, this the 31st day of July, 2024.

Notary Public

My Commission Expires:
05/16/2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Dale M Babb

DALE M. BABB

Date: 8 / 1 / 2024

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared **DALE M. BABB**, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 1st day of August, 2024.

Notary Public

My Commission Expires:
3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Samuel J. Blanton, 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 8/1/24 (date of document).

Affiant Signature

9/13/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 5-9-2026

NOTARY'S SEAL

PATRICIA F. SKRIVANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202409130070825