Karen Johnson Davidson County
Batch# 1262070 DEEDWARRSP
04/17/2025 04:05:30 PM 6 pgs
Fees: $33.00 Taxes: $9,990.00
20250417-0029647

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 2,700,000.00

AFFIANT

NOTARY PUBLIC

My Commission Expires: Nov. 21, 2027.

ROSE BONNETTE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES NOVEMBER 21, 2027

SPECIAL WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Century Communities of Tennessee, LLC	SAME	Tract 1 (Map 175 Parcel 065.00)
7100 Commerce Way, Suite 180		
Brentwood, TN 37027		Tract 2 (Map 175 Parcel 064.00)

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, **MICHAEL LEON MARTIN**, ("Grantor") does hereby bargain, sell, transfer and convey unto **CENTURY COMMUNITIES OF TENNESSEE, LLC**, a Delaware limited liability company, ("Grantee") its successors and assigns, all his right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows:

See **EXHIBIT A** incorporated herein by reference

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, in further consideration thereof, **GLADYS LOUISE MARTIN**, if she holds any right, title, or interest in the Property, does hereby join in this conveyance and, by these presents, does convey, transfer, and assign to **CENTURY COMMUNITIES OF TENNESSEE, LLC**, its successors and assigns, all such right, title, and interest, if any, that she may have in and to said Property.

AND **MICHAEL LEON MARTIN** does covenant that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for general or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 175-064.00 and 175-065.00.

AND **MICHAEL LEON MARTIN** does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to said land to the said **CENTURY COMMUNITIES OF TENNESSEE, LLC**, its successors and assigns against the lawful claims of all persons claiming by through or under Grantor, but not further or otherwise.

This is unimproved and improved property generally known as 4057 Maxwell Road, Antioch, TN 37013.

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 17 day of April 2025.

GRANTOR:

MICHAEL LEON MARTIN

And;

GLADYS LOUISE MARTIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared **MICHAEL LEON MARTIN** and **GLADYS LOUISE MARTIN**, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the persons whose names are subscribed to this instrument, and who acknowledged that he or she as such person and in such capacity executed the foregoing instrument for the purposes therein contained by signing their name thereto.

WITNESS my hand and seal, the 17 day of April, 2025.

Notary Public

(SEAL)

ROSE BONNETTE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOVEMBER 21, 2027

My Commission Expires: Nov. 21, 2027.

Exhibit A

TRACT 1 (Map 175, Parcel 065.00):
A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land lying in the 2nd Civil District, Davidson County, Tennessee, as shown on a survey by McConnell Engineering dated November 12, 1986, and more particularly described as follows;

Beginning at a point on the southerly margin of Maxwell Road, said point on the southerly margin of Maxwell Road, said point also being 356.81 feet east of the common corner between Milburn Leon and Margie Gail (now deceased) Martin, (Book 5469, Page 171), and W.S Hittinger (Book 1492, Page 91); thence with the margin of said road, S. 89° 13' 11" E, 282.75 feet to a fence corner; thence leaving said roadway margin, S 02° 41' 09" E, 246.54 feet to a fence corner; thence N 89° 29' 30" W, 281.60 feet to a fence corner; thence N 02° 56' 02" W. 247.95 feet to the point of beginning and containing 1.60 acres.

Being the same real property conveyed to MILBURN L. MARTIN, TRUSTEE, A/A/D/ MAR. 10, 1999, OF THE MILBURN L. MARTIN REVOCABLE LIVING TRUST AGREEMENT by Quitclaim Deed from MILBURN L. MARTIN, recorded in Book 11396, page 23, Register's Office for Davidson County, Tennessee.

TRACT 2 (Map 175, Parcel 064.00):
A tract or parcel of real estate in Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Maxwell Road, said point also being the corner of subject property and land of Salvatore and Catenna Oliveri as of record in Book 6245, page 749, R.O.D.C., Tennessee; thence with Oliveri's line S. 16° 18' 44" W. 895.27 feet to a point at the common corner of subject property, Oliveri and E Cordell and Margaret L. Lawrence of record in Book 4483, Page 915, R.O.D.C., Tennessee; thence with Lawrence's line and continuing beyond Lawrence and with Mrs. Treasy Vaughn ET VIR 78° 23' 18" W. 871.27 feet to an old iron pipe at the common corner of subject property, Vaughn and Douglas B. Atkins, Sr., as of record in Book 5059, page 490, R.O.D.C., Tennessee; thence with Atkins line N 29° 01' 25" W. 176.50 feet to an old iron rod; thence with the line of Milburn Leon Martin and Margie Gail Martin as of record in Book 5469, page 171, R.O.D.C., Tennessee N. 28° 31' 00" W. 625.73 feet to an old iron rod in the southerly margin of Maxwell Road; thence with said margin S. 89° 13' 11" E. 356.81 feet to a fence corner; thence leaving said roadway margin S. 02° 56' 02" E. 247.95 feet to a fence corner; thence S. 89° 29' 30" E. 281.60 feet to a fence corner; thence N. 02° 41' 09" W. 246.54 feet to a point in the southerly margin of said Maxwell Road; thence along said roadway margin S. 89° 13' 11" E. 849.83 feet to the point of beginning.

Being the same real property conveyed to MILBURN L. MARTIN, TRUSTEE, A/A/D/ MAR. 10, 1999, OF THE MILBURN L. MARTIN REVOCABLE LIVING TRUST AGREEMENT by Quitclaim Deed from MILBURN L. MARTIN, recorded in Book 11396, page 23, Register's Office for Davidson County, Tennessee.

Tract 1 and 2 Being all of the same property conveyed to Micael Leon Martin by Trustee's Deeds from Ms. Dean Morris, Successor Trustee under the Milburn L. Martin Living Revocable Trust Agreement, in Instrument No. 20050628-0074331 and Instrument No. 20050628-0074329, Register's Office for Davidson County, Tennessee.

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 4/17/25 (date of document).

Affiant Signature

4/17/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: Nov. 21, 2027

NOTARY'S SEAL

