Karen Johnson Davidson County
Batch# 1262070 DEEDQC
04/17/2025 04:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250417-0029648

This instrument prepared by:
Samuel J. Blanton
TUNE, ENTREKIN & WHITE, P.C.
500 11th Ave. N., Suite 600
Nashville, Tennessee 37203
(615) 244-2770

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00

Samuel J. Blanton
AFFIANT

Subscribed and sworn to before me, this 17 day of April, 2025.

Rose Bonnette
NOTARY PUBLIC

My Commission Expires: Nov. 21, 2027

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Number:
Century Communities of Tennessee, LLC		Map 175 Parcel 065.00
7100 Commerce Way, Suite 180	same	Map 175 Parcel 064.00
Brentwood, TN 37027		
ATTN: Legal Department		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), 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** and **GLADYS LOUISE MARTIN,** hereinafter called Grantor, by these presents does transfer, quitclaim 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:

Being a combination of 2 tracts of land situated in the 33rd Civil District in Davidson County, Tennessee. Subject tracts being shown on Tax Map 175 and being parcels 064.00 and 065.00. Subject tracts being recorded in Instruments 20050628-0074329 and 20050628-0074331 at the Register's Office of Davidson County Tennessee (RODCT.) Said tracts also being north of Murfreesboro Pike, east of Hobson Pike, west of Lavergne Couchville Pike, south of and adjacent to Maxwell Road and being more fully described below.

BEGINNING at an iron pipe in the southern Right of Way (ROW) of Maxwell Road, said pipe being the northeast corner of the Love property, (Instrument Number 20040617-0072089, R.O.D.C.T., 4049 Maxwell Road, Tax Map

175.00, Parcel 109.00), said pipe also being the northwest corner of herein tract described and having Tennessee State Plane Coordinates of Northing 621125.21, Easting 1792866.23;

Thence leaving said Love property and along the south right of way of said Maxwell Road, S80° 36' 41"E 1,489.32 feet to a ½ rebar set and capped "TTL", said rebar being the northwest corner of the Oliveri Subdivision, (Inst. 20220510-0053138, R.O.D.C.T.), said rebar also being the northeast corner of herein tract described;

Thence leaving said Maxwel Road and along the west line of said Oliveri Subdivision, S25° 01' 11"W, 895.27 feet to an iron pin (old), said pin also being the northeast corner of Park Place Subdivision, (Inst. 20020530-0065765), R.O.D.C.T., said pin also being the southeast corner of herein tract described and having Tennessee State Plane Coordinates of Northing 620071.00, Easting 1793956.96;

Thence leaving Oliveri Subdivision and with the north line of said Park Place Subdivision and also the Brey & Gannon property (Inst. 20221006-0110386, R.O.D.C.T., respectively, N69° 47' 29"W, 870.72 feet to an iron pin (old), said pin Being the northwest corner of said Brey & Gannon property, said pin also being in the east line of the Crawford Property, (Inst. 20120925-0086993, R.O.D.C.T.);

Thence N20° 35' 17"W, 176.75 feet to a ½ rebar set and capped "TTL", said pin being the northeast corner of said Crawford property, said pin also being the southeast corner of the Love Property, (Inst. 20040617-0072089, R.O.D.C.T.);

Thence leaving said Crawford property and with the east line of said Love property, N19° 46' 49"W, 624.84 feet to the point of beginning and containing 909,466 Square Feet or 20.88 acres more or less.

Subject to any conveyances, restrictions, covenants, easements, right of ways, and all matters of and not of record.

Being all of the same property conveyed to **MICHAEL 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.

The purpose of this instrument is for Grantor to quitclaim any interest in the real property described above which legal description is from a new survey of the subject property which Grantor is simultaneously conveying to Grantee by special warranty deed based on the legal description of said property from the deed of conveyance to Grantor.

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 Quitclaim 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.

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

