Karen Johnson Davidson County
Batch# 1422096 DEEDWARRSP
05/19/2026 01:48:30 PM 5 pgs
Fees: $28.00 Taxes: $2,960.00
20260519-0045029

THIS INSTRUMENT PREPARED BY:
Samuel J. Blanton
TUNE, ENTREKIN & WHITE, P.C.
500 11th Ave. N., Suite 600
Nashville, Tennessee 37203
(615) 244-2770

ERICA ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $800,000.00

Samuel J. Blanton

AFFIANT

Subscribed and sworn to before me, this 18th day of May, 2026.

Erica Ellis

NOTARY PUBLIC

My Commission Expires: 3-8-28

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Century Communities of Tennessee, LLC	Same	165-00-0-048.00
7100 Commerce Way, Suite 180		
Brentwood, TN 37027		

SPECIAL WARRANTY DEED

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 M & S #1 LLC, a Tennessee limited liability company ("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 their right, title and interest in and to property located in Davidson County, Tennessee and 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 Grantor do hereby covenant with the said **Grantee** 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: ad valorem property taxes for the year 2026 and subsequent years.

This is *improved* property commonly known as 4316 Lavergne Couchville Pike, Antioch, Tennessee 37013.

AND Grantor, do further covenant and bind themselves, their 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, subject to the matters set forth above.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 5th day of May, 2026.

M & S #1 LLC,
a Tennessee limited liability company

By: MALAK SALAMA
Name: MALAK SALAMA
Title: Authorized Member

STATE OF Tennessee)
COUNTY of Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Malak Salama, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Member of M & S #1 LLC, a Tennessee limited liability company, and itself also the sole bargainor, and who further acknowledged that he executed the foregoing instrument for the purposes therein contained on behalf of the bargainor, by signing said capacity.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 5th day of May, 2026.

Erica Ellis
Notary Public

My Commission Expires: 3.8.28

ERICA ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2028

EXHIBIT A
Legal Description

Land in the 2nd Civil District of Davidson County, Tennessee, being described as follows:

Beginning at a spike in the center line of Rock Spring Road at the northeast corner of property conveyed to William S. Hittinger and wife by deed from Christopher C. Hamilton and wife, of record in Book 1683, page 614, Register's Office for said county; thence with Hittinger's northerly line, north 87 deg. 23' 20" west 681.33 feet to an iron pin in old fence line; thence with same, north 7 deg. 52' 30" east 749.64 feet to an iron pin and corner post; thence south 87 deg. 23' 20" east 654.72 feet to a spike in the center line of Rock Spring Road; thence with the center line of same, as follows; south 6 deg. 29' west 599.52 feet; south 4 deg. 34' west 100 feet and south 0 deg. 31' west 48.43 feet to the beginning, containing 11.38 acres, more or less.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 5561, PAGE 983 AND INSTRUMENT NO. 20160203-0010525, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to M & S #1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from DEANNA K. RILEY AND GALEN K.A. RILEY, of record in Instrument No. 20210820-0113154, dated August 20, 2021, said Register's Office.

Tennessee Certification of Electronic Document

I, Samuel J. Banton, 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 5/5/26 (date of document).

Affiant Signature

5/18/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-8-28

NOTARY'S SEAL

