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|---|---|
| This instrument prepared by:<br>**Samuel J. Blanton**<br>**TUNE, ENTREKIN & WHITE, P.C.**<br>500 11th Ave. N., Suite 600<br>Nashville, Tennessee 37203<br>(615) 244-2770<br><br>ERICA ELLIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-8-2028 | STATE OF TENNESSEE)<br>COUNTY OF DAVIDSON )<br><br>The actual consideration for this transfer is $0.00<br><br>AFFIANT<br>Subscribed and sworn to before me, this 18th day of May, 2026.<br><br>NOTARY PUBLIC<br><br>My Commission Expires: 3-8-28 |

| **Address New Owners as Follows:** | **Send Tax Bills To:** | **Map-Parcel Number:** |
|---|---|---|
| Century Communities of Tennessee, LLC | | |
| 7100 Commerce Way, Suite 180 | same | 175-00-0-063.00 / 165-00-0-048.00 (consolidated) |
| 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 M & S #1 LLC, 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 its right, title and interest in and to property (the "Property") located in Davidson County, Tennessee more particularly described as follows: See Exhibit A attached and incorporated herein by reference.

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 (in part) to Grantee by special warranty deed based on the legal description of said property from the deed of conveyance to Grantor.

This is improved and unimproved property generally known as Map/Par 175-00-0-063.00 and 165-00-0-048.00, 4144 Maxwell Road, Antioch, Tennessee 37013 and 4316 LAVERGNE COUCHVILLE PIKE, respectably.

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Karen Johnson Davidson County
Batch# 1422096 DEEDQC
05/19/2026 01:48:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260519-0045030

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

**GRANTOR:**

**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 LYING IN DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY HECTOR CASTILLO AS OF RECORD IN BOOK 4266, PAGE 129, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE (R.O.D.C.), AND BY SERGIO VILLA-CRUZ AS OF RECORD IN BOOK 3403, PAGE 628, R.O.D.C.; ON THE EAST BY CHERYL ANN RILEY AS OF RECORD BY INSTRUMENT NO. 20110901-0067771, R.O.D.C., BY NASHVILLE ZOMI SEVENTH-DAY ADVENTIST CHURCH AS OF RECORD BY INSTRUMENT NO. 20231023-0082991, R.O.D.C., BY MARIO ANDRET RUIZ AS OF RECORD BY INSTRUMENT NO. 20210629-0088084, R.O.D.C., AND BY THE WESTERN MARGIN OF LAVERGNE COUCHVILLE PIKE; BOUNDED ON THE SOUTH BY MANSOUR, YASSER R. & HANA, SUZAN S. AS OF RECORD BY INSTRUMENT NO. 20241017-0080568, R.O.D.C., BY DAKOTA J. NEVAREZ AS OF RECORD BY INSTRUMENT NO. 20201002-0114067, R.O.D.C., AND BY THE NORTH MARGIN OF MAXWELL ROAD; BOUNDED ON THE WEST BY TWO TRACTS BELONGING TO JAMES D. HONEYCUTT (MAP 164, PARCEL 238 & MAP 175, PARCEL 62) AS OF RECORD IN INSTRUMENT NO. 20160609-0058292, R.O.D.C. AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" PIPE AT THE SOUTHEAST CORNER OF HONEYCUT PARCEL 238, SAID PIPE BEING ALONG THE NORTH MARGIN OF MAXWELL ROAD, AND ALSO BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY, SAID POINT HAVING TENNESSEE STATE PLANE COORDINATES OF NORTH: 620,969.49 FEET, EAST: 1,794,112.16 FEET (NAD83, 2011), U.S. SURVEY FEET;

THENCE, ALONG THE EAST BOUNDARY OF HONEYCUTT, THE FOLLOWING CALLS:

N 09°16'11" E, FOR A DISTANCE OF 338.89 FEET TO A FOUND 1/2" ROD, BEING THE SOUTHEAST CORNER OF PARCEL 62;

N 09°03'59" E, FOR A DISTANCE OF 733.11 FEET TO A FOUND 3/4" ROD, SAID ROD BEING THE SOUTHWEST CORNER OF CASTILLO AND BEING THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG CASTILLO AND CRUZ SOUTHERN BOUNDARY, S 81°40'49" E, FOR A DISTANCE OF 374.64 FEET TO A FOUND 5/8" ROD BEING THE NORTHWEST CORNER OF RILEY, SAID ROD BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED WITHIN;

THENCE, ALONG THE WEST BOUNDARY OF RILEY, S 13°11'38" W, FOR A DISTANCE OF 209.71 FEET TO A FOUND 1/2" ROD, SAID ROD BEING THE NORTHWEST CORNER OF NASHVILLE ZOMI SEVENTH-DAY ADVENTIST CHURCH;

THENCE, ALONG THE WEST AND SOUTH BOUNDARY OF THE CHURCH, THE FOLLOWING CALLS:

S 12°57'06" W, FOR A DISTANCE OF 196.43 FEET TO A 1/2" CAPPED ROD FOUND "HH";

S 82°11'50" E, FOR A DISTANCE OF 634.29 FEET TO A 1/2" CAPPED ROD FOUND "HH", SAID ROD BEING ON THE WESTERN MARGIN OF LAVERGNE COUCHVILLE PIKE;

THENCE, ALONG THE MARGIN OF LAVERGNE COUCHVILLE PIKE, S 10°18'40" W, FOR A DISTANCE OF 342.43 FEET TO A 5/8" ROD FOUND, BEING THE NORTHEAST CORNER OF MANSOUR;

THENCE, ALONG THE NORTH BOUNDARY OF MANSOUR, NEVAREZ, AND RUIZ, RESPECTIVELY, N 81°07'34" W, FOR A DISTANCE OF 649.69 FEET TO A 5/8" ROD FOUND, SAID ROD BEING THE NORTHWEST CORNER OF RUIZ;
THENCE, ALONG THE WEST BOUNDARY OF RUIZ, S 13°14'19" W, FOR A DISTANCE OF 345.18 FEET TO A 5/8" ROD FOUND ALONG THE NORTH MARGIN OF MAXWELL ROAD;
THENCE, ALONG MAXWELL ROAD, N 80°20'38" W, FOR A DISTANCE OF 299.32 FEET TO THE POINT OF BEGINNING, CONTAINING 578,197 SQUARE FEET OR 13.27 ACRES, MORE OR LESS, AS SHOWN ON A SURVEY BY WILSON & ASSOCIATES, P.C., DATED 3/2/2026 (PROJECT NO. 24-2252).

BEING THE SAME PROPERTY CONVEYED TO JOSE MANUEL TERAN-CAMACHO BY DEED FROM ADEL YOUSSEF AND WIFE, AND MONA MIKHAIL, AND MILAD HANNAH AND WIFE, MERVAT HANNAH, AND MELAD YOUSSEF AND WIFE, GIGI YOUSSEF, OF RECORD AS INSTRUMENT NO. 20141229-0118168, DATED DECEMBER 22, 2014, SAID REGISTER'S OFFICE. FOR FURTHER REFERENCE SEE QUITCLAIM DEED OF RECORD AS INSTRUMENT NO. 20170503-0043513, DATED MAY 2, 2017, SAID REGISTER'S OFFICE.

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. 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 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

