Karen Johnson Davidson County
Batch # 1440780 DEEDWARRSP
07/01/2026 09:26:45 AM 3 pgs
Fees: $18.00 Taxes: $1,405.96
20260701-0059322

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/30/29
(AFFIX SEAL)

HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 30, 2029

**THIS INSTRUMENT WAS PREPARED BY**
Cristina Hunt, McMichael & Gray, P.C., 22 Century Blvd, Suite 450, Nashville, TN 37214

File No.: NAS-TN-260298-PUR

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Onesha Nicole Jones | Inspire Home Loans Inc.<br>ISAOA/ATIMA | 070-02-0H-068.00CO |
| (NAME) | (NAME) | |
| 3021 Stokers Lane | c/o Loancare, LLC PO BOX 202049 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37218 | Florence, SC 29502 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY EXPRESSLY ACKNOWLEDGED, THE UNDERSIGNED, **CENTURY COMMUNITIES OF TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ONESHA NICOLE JONES, AN UNMARRIED PERSON,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

SUBJECT easements, restrictions and covenants of record.

unimproved ☐
This is improved ☒ property, known as 3021 Stokers Lane, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of June, 2026.

Century Communities of Tennessee, LLC, a Delaware limited liability company

BY: _____(SEAL)
Darla Zenner, as Authorized Signatory

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, this 29th day of June, 2026, Darla Zenner personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Signatory of Century Communities of Tennessee, LLC, a Delaware limited liability company, the within named grantor, and that she, being authorized to do so, executed the within instrument for the purposes therein contained by signing on behalf of said grantor.

_____
Notary Public

My Commission Expires: 9-21-27

Jon Perry
State of Tennessee
Notary Public
Williamson County

## EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 68, Stokers Village Townhomes, Phase 1, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) as shown in Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20250925-0076706, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Century Communities of Tennessee, LLC, a Delaware limited liability company by 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) in an instrument dated August 1, 2024 and recorded September 13, 2024 in Instrument No. 20240913-0070825, Register's Office for Davidson County, Tennessee.