SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1472378 DEEDWARRSP
09/14/2026 01:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,294.96
20260914-0085215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,990.00.

Emily Reed
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2026.

Margo D Wright
Notary Public

MY COMMISSION EXPIRES: 7/21/2030
(AFFIX SEAL)

MARGO D WRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-21-2030

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

File No.: NAS-TN-260465-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Diya Patel and Smita Patel	Diya Patel and Smita Patel	070-02-0H-064.00CO
(NAME)	(NAME)	
3011 Stokers Lane	3011 Stokers Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(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 **DIYA PATEL, AN UNMARRIED WOMAN AND SMITA PATEL, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** 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 3011 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 14th day of September, 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 14th day of September 2026, Darla Zenner personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be an as Authorized Signatory of Century Communities of Tennessee, LLC, a Delaware limited liability company, the within named grantor, and that he/she, being authorized to do so, execute the within instrument for the purposes therein contained by signing on behalf of said grantor.

_____
Notary Public

My Commission Expires: 7/21/2030

MARGO D WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-21-2030

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
Being Unit 64, 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 Ins No. 20240913-0070825.

Tennessee Certificate of Electronic Document

I, Jonathan Roy Perry, 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 correct copy of the original document executed and authenticated according to law on this 09/14/26.

Settlement Agent:

McMichael & Gray, PC



Signature

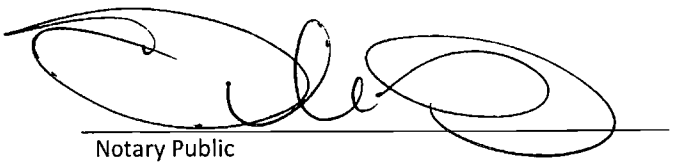
09/14/26

Date

State of Tennessee

County of Davidson

Personally appeared before me, Shay Mitchell, a notary public for this county and state, Jonathan Roy Perry, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed. Sworn and subscribed before me 09/14/26.



Notary Public

My Commission Expires: 1-22-2029

(NOTARY SEAL)



All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).