Karen Johnson Davidson County
Batch# 1477156 DEEDWARRSP
09/24/2026 10:41:30 AM 4 pgs
Fees: $23.00 Taxes: $1,294.96
20260924-0088660

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 7/3/28
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

File No.: NAS-TN-260417-PUR

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Adam Dice	New Owner	070-02-0H-062.00CO
(NAME)	(NAME)	
3007 Stokers Lane		
(ADDRESS)	(ADDRESS)	
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 **ADAM DICE, A SINGLE MAN,** 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 3007 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 22nd 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 22nd 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: 1·5·28

EMILY REED
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 01-05-2028

EXHIBIT A
(LEGAL DESCRIPTION)

Land in Davidson County, Tennessee, being Unit No. 62 on the Plan of Stokers Village Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Stokers Village Townhomes, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) at Instrument No. 20250925-0076706, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Century Communities of Tennessee, LLC by Special Warranty Deed from 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) of record in Instrument No. 20240913-0070825 Register's Office for Davidson County, Tennessee, dated August 1, 2024 and recorded on September 13, 2024.

Tennessee Certification of Electronic Document

I, Samuel F. Anderson 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 9-22-26 (date of document).

Affiant Signature

9-24-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 2/23/30

NOTARY'S SEAL

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY