Karen Johnson Davidson County
Batch# 1482664 DEEDWARR
10/09/2026 09:07:30 AM 6 pgs
Fees: $33.00 Taxes: $16,705.50
20261009-0092826

THIS INSTRUMENT PREPARED BY: **Samuel J. Blanton** **TUNE, ENTREKIN & WHITE, P.C.** 500 11th Ave. N., Suite 600 Nashville, Tennessee 37203 (615) 244-2770 ROSE BONNETTE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES NOVEMBER 21, 2027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is $4,515,000.00 AFFIANT Subscribed and sworn to before me, this 6 day of October, 2026. NOTARY PUBLIC My Commission Expires: Nov. 21, 2027

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Century Communities of Tennessee, LLC 7100 Commerce Way, Suite 180, Brentwood, Tennessee 37027	Century Communities of Tennessee, LLC 7100 Commerce Way, Suite 180 Brentwood, TN 37027	110-06-0-A-001.00 through 110-06-0-A-021.00 (formerly part of 110-00-0-031.00 and 110-00-0-159.00)

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 **Cove Partners, 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: See Exhibit B, incorporated herein by reference.

This is *unimproved* property commonly known as 0 Stewarts Ferry Pike, Hermitage, Tennessee 37076.

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 6th day of October, 2026.

Cove Partners, LLC,
a Tennessee limited liability company

By: _____

Name: Gary Wisniewski
Title: chief mgr.

STATE OF Tennessee)
COUNTY of Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Gary Wisniewski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be chief mgr. of Cove Partners, 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 6th day of October, 2026.

_____
Notary Public

My Commission Expires: Nov 21, 2027

ROSE BONNETTE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOVEMBER 21, 2027

EXHIBIT A
Legal Description

Being Lots 1 through 21, inclusive, on the Final Plat of The Cove, of record in Instrument No. 20260902-0081155, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

Being part of the same property conveyed to Cove Partners, LLC, a Tennessee limited liability company, by deed from Larry H. Hagar, of record in Instrument No. 20250813-0064432, dated August 11, 2025, Register's Office for Davidson County, Tennessee.

Exhibit B
Title Exceptions

1. Taxes and assessments for the year 2026 and subsequent years, a lien not yet due and payable.
2. Easements, setbacks, notes and other matters shown on the Final Plat of The Cove of record in Instrument No. 20260902-0081155, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, and Restrictions for The Cove of record in Instrument No. 20260909-0083552, said Register's Office.
4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20250730-0060286, 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 10/06/2026 (date of document).

Affiant Signature

10/06/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 06 day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: Nov. 21, 2027

NOTARY'S SEAL

ROSE BONNETTE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES NOVEMBER 21, 2027