Karen Johnson Davidson County
Batch# 847145 DEEDWARRSP
04/28/2022 11:00:52 AM 3 pgs
Fees: $18.00 Taxes: $1,007.94
20220428-0049157

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,415.00

Sandra Alegre
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2022

Notary Public

My Commission Expires: 1/10/25

(AFFIX SEAL)

K. THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Settlement Services of Nashville, LLC, 302 Innovation Drive, Suite 260
Franklin, Tennessee 37067 (615) 591-1156

Address of New Owners as Follows:	Send Tax Bills To:	Map Parcel No.
Sandra Alegre 2935 Winterberry Drive, #37 Nashville, TN 37207	NVR Mortgage Finance, Inc. 555 Southpointe Boulevard Suite 300 Canonsburg, PA 15317	050020D03700CO

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 considerations, the receipt of which is hereby acknowledged, We, **NVR, Inc., a Virginia Corporation T/A Ryan Homes,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Sandra Alegre, married, and Lina Marie Alegre, unmarried, as tenants in common with right of survivorship,** hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 37 on the Plan of Thornton Grove Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20201209-0143747, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty Deed from Thornton Grove Green, LLC, a Delaware Limited Liability Company, dated December 2, 2021, of record in Instrument No. 20211207-0162135, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2022, and subsequent years, not yet due and payable.

b. All matters appearing on the plan of record in Instrument No. 20200828-0097695, Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200608-0058652, as supplemented and amended by First Supplement and Amendment to the

Declarations of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C) of record in Instrument No. 20201209-0143747 as supplemented by Second Supplement to the Declarations of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 2A Property) of record in Instrument No. 20210924-0128409, Register's Office for Davidson County, Tennessee.

d. Charter of Thornton Grove Homeowners Association, Inc. of record in Instrument No. 20190723-0072220, Register's Office for Davidson County, Tennessee.

e. All matters including but not limited to an ingress and egress easement to and from highway, a drainage easement and a temporary construction easement set out in Book 5992, Page 654, Register's Office for Davidson County, Tennessee.

f. All matters including but not limited to a TVA Easement of record in Book 3068, Page 480, Register's Office for Davidson County, Tennessee.

g. All matters including but not limited to a 50' wide easement set out in Book 6199, Page 554, Register's Office for Davidson County, Tennessee.

h. Mutual Grant and Declaration of Easements of record in Book 6199, Page 559, Register's Office for Davidson County, Tennessee.

i. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20150908-0091176, Register's Office for Davidson County, Tennessee.

j. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20190906-0090115, Register's Office for Davidson County, Tennessee.

k. Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Nos. 20190408-0031669, 20190812-0080087, and 20200917-0106622, Register's Office for Davidson County, Tennessee.

l. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5613, page 216, Register's Office for Davidson County, Tennessee.

m. All matters shown on the survey dated December 6, 1989 by J. Bruce Rainey, TN RLS #823.

n. All matters shown on the survey dated February 15, 2018 by Christopher Lyle Goetz, TN RLS #2660.

o. Subject to rights of others in and to common areas/elements.

p. Subject to lien for special assessment contained in DCCR's/Master Deed.

q. All other easements and restrictions of record.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved ☐

This is improved ☑ property, known as: 2935 Winterberry Drive, #37, Nashville, TN 37207

INDEMNITY: I AGREE TO PAY ON DEMAND TO THE PURCHASERS AND/OR LENDER AND/OR TITLE COMPANIES (INCLUDING THE UNDERWRITING TITLE INSURANCE COMPANY) IN THIS TRANSACTION, THEIR SUCCESSORS AND ASSIGNS, ALL AMOUNTS SECURED BY ANY AND ALL LIENS, CLAIMS, OR RIGHTS ORIGINATING FROM THE PERFORMANCE OF WORK OR SUPPLYING OF MATERIALS ON BEHALF OF NVR, INC. SHOWN OR NOT SHOWN ABOVE, TOGETHER WITH ALL COSTS, LOSS AND ATTORNEY'S FEES THAT SAID PARTIES MAY INCUR IN CONNECTION WITH SUCH LIENS, PROVIDED SAID LIENS, CLAIMS, OR RIGHTS EITHER CURRENTLY APPLY TO SUCH PROPERTY, OR A PART THEREOF, OR ARE SUBSEQUENTLY ESTABLISHED AGAINST SAID PROPERTY AND ARE CREATED BY ME, KNOWN BY ME OR HAVE AN INCEPTION OR ATTACHMENT DATE PRIOR TO THE CLOSING OF THIS TRANSACTION AND RECORDING OF THE DEED AND/OR MORTGAGE.

The real estate and improvements referred to herein are situated in the State of Tennessee, County of Davidson, and are described as follows, to-wit:

2935 Winterberry Drive, #37, Nashville, TN 37207

Land in Davidson County, Tennessee, being Unit No. 37 on the Plan of Thornton Grove Townhomes, a Townhome Planned Unit Development, Horizontal Property Regime with Private Elements, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20201209-0143747, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Date: 4/27/22

NVR, Inc., a Virginia Corporation T/A Ryan Homes

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27th day of April, 2022.

Notary Public
My Commission Expires: 11/10/25

