Karen Johnson Davidson County
Batch# 864281 DEEDWARRSP
05/27/2022 11:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,508.19
20220527-0061796

2022-873

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of ~~Davidson~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,620.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2022

Notary Public

My Commission Expires: 09/28/25

(AFFIX SEAL)

VALERIE NARON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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.
Lesley R. Smith 2712 Huntmere Lane Nashville, TN 37207	United Wholesale Mortgage P. O. Box 11733 Newark, NJ 07101	050020A16900CO

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 **Lesley R. Smith, a single woman,** 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 Lot No. 169 on the Final Plat, Belle Arbor PUD, Phase 6 (Formerly known as Victory Village PUD), of record in Instrument No. 20210518-0066771, having been corrected by Surveyor's Certificate of Correction of record in Instrument No. 20210819-0112378, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Deed dated February 1, 2022, from Eatherly/Ring Joint Venture, a Tennessee joint venture, of record in Instrument No. 20220203-0012763, 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. 20210518-0066771, having been corrected by Surveyor's Certificate of Correction of record in Instrument No. 20210819-0112378, Register's Office for Davidson County, Tennessee.

c. Declaration of Restrictive Covenants for Belle Arbor Subdivision of record in Instrument No. 20100203-0008782, corrected and amended in Instrument No. 20160225-0018112 and Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20171116-0117974; as corrected by Scrivener's Affidavit of record in Instrument No. 20171122-0119839; amended by First Amendment to the Amended and Restated Declaration of

Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development of record in Instrument No. 20180105-0001817; further amended by Second Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes, a Townhome Planned Unit Development (Annexing Section 5A Property) of record in Instrument No. 20190708-0066428; further amended by Third Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes a Townhome Planned Unit Development (Annexing Section 5B Property) of record in Instrument No. 20191112-0116482; further amended by Amendment to the Restrictive Covenants and Conditions Applying to the Subdivision Named Belle Arbor Subdivision of record in Instrument No. 20200804-0085685; and further amended by Fourth Supplement and Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Belle Arbor and Declaration of Covenants, Conditions and Restrictions for Belle Arbor Townhomes a Townhome Planned Unit Development (Annexing Phase 6 Property) of record in Instrument No. 20210303-0027665, Register's Office for Davidson County, Tennessee.

d. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080513-0049052; Instrument No. 20100903-0070291; Instrument No. 20170918-0095214; Instrument No. 20170918-0095216; Instrument No. 20171130-0122273; Instrument No. 20190325-0026876 and Instrument No. 20190604-0053349, Register's Office for Davidson County, Tennessee.

e. Subject to easements of record in Book 6181, page 43 Register's Office for Davidson County, Tennessee.

f. Subject to Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6218, page 217 Register's Office for Davidson County, Tennessee.

g. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20160128-0008211 and Instrument No. 20160128-0008261 Register's Office for Davidson County, Tennessee.

h. Subject to Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160127-0007948 Register's Office for Davidson County, Tennessee.

i. Quitclaim Deed to Belle Arbor Homeowner's Association, Inc., a Tennessee corporation, of record in Instrument No. 20180410-0033776, Register's Office for Davidson County, Tennessee.

j. Easement for the flow of creek.

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

l. Subject to lien for special assessments contained in DCCR's/Master Deed.

m. 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: 2712 Huntmere Lane, Nashville, TN 37207

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. GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness MY HAND 24th day of May, 2022.

NVR, INC., a Virginia Corporation, trading as Ryan Homes

BY: _____

Jon Cherry, Appointed Vice-President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Jon Cherry, Appointed Vice-President with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be Vice-President, respectively of NVR, Inc., a Virginia corporation, trading as Ryan Homes, the within named bargainor, and corporation, and that he as such Appointed Vice-President, being authorized so to do, execute the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the said Jon Cherry, as such, Appointed Vice-President, and attesting the same corporation, by the said Jon Cherry, Appointed Vice-President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 24th day of May, 2022.

_____

NOTARY PUBLIC

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission expires: 10/21/25

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law on 24th day of May 2022.

Dee Ray

5/24/22
Date

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 24th day of May, 2022.

My Commission Expires: 1/26/25

Notary Public

LESLEY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY