Karen Johnson Davidson County
Batch# 877657 DEEDWARRSP
06/24/2022 12:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,189.14
20220624-0072504

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,390.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2022

Notary Public

My Commission Expires: 4/17/2023

(AFFIX SEAL)

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

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.
Zoe Babyar 1534 Smoketree Road Antioch, TN 37013	Capstar Bank 2002 Richard Jones Rd, A300, Nashville, TN 37215	149070E06800CO

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 **Zoe Babyar, an unmarried 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 Unit No. 1534 on the Plan of Canyon Ridge Phase 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions for Canyon Ridge Phase 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210831-0117403 and corrected by Scrivener's Affidavit of record in Instrument No. 20210908-0120099, Register's Office for Davidson County, Tennessee, to which plan 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, dated December 6, 2021, from Green Trails, LLC, of record in Instrument No. 20211207-0162143, 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 shown on the Site Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Canyon Ridge Phase 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210831-0117403 and corrected by Scrivener's Affidavit of record in Instrument No. 20210908-0120099, Register's Office for Davidson County, Tennessee.

c. All matters appearing on the plats of record in Plat Book 9700, Page 805 and in Instrument No. 20071025-0126182, Register's Office for Davidson County, Tennessee.

d. Declaration of Covenants, Conditions and Restrictions for Canyon Ridge Phase 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210831-0117403 and corrected by Scrivener's Affidavit of record in Instrument No. 20210908-0120099, Register's Office for Davidson County, Tennessee.

e. Declaration of Restrictive Covenants of record in Instrument No. 20200127-0009102, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20200727-0081803 and as amended by First Amendment of record in Instrument No. 20211203-0161015, Register's Office for Davidson County, Tennessee.

f. Charter for Canyon Ridge Phase 3 Homeowners Association, Inc. of record in Instrument No. 20210806-0106350, Register's Office for Davidson County, Tennessee.

g. Deed of Conveyance of utilities within proposed Spanos Drive of record in Book 7097, Page 193, Register's Office for Davidson County, Tennessee

h. Stormwater Detention Agreement by and between Starwood Properties Five, LP and Metropolitan Government of Nashville and Davidson County of record as Instrument No. 20030115-0006324, Register's Office for Davidson County, Tennessee.

i. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200813-0090808, Register's Office for Davidson County, Tennessee.

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

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

l. 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: 1534 Smoketree Road, Antioch, TN 37013

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 15 day of June, 2022.

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

BY: _____

Stephen Power, 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 Stephen Power, 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 Stephen Power, as such, Appointed Vice-President, and attesting the same corporation, by the said Stephen Power, Appointed Vice-President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 15 day of June, 2022.

_____

NOTARY PUBLIC

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission expires: 10/21/2025

Certificate of Authenticity

I, John Parker, 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 6/15/22.

Date

Affiant Signature

6/21/22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of June, 2022.

Notary's Signature

My Commission Expires: 9/21/25

Date

Notary's Seal (if on paper)

