SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 899374 DEEDWARRSP
08/05/2022 11:12:06 AM 3 pgs
Fees: $18.00 Taxes: $629.00

20220805-0089303

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-23-2025

(AFFIX SEAL)

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
K. Thomas Sidwell
Settlement Services of Nashville, LLC, 302 Innovation Drive, Suite 260, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NVR, Inc., a Virginia Corporation T/A Ryan Homes	SAME	182020C05400CO (Lot 54)
(NAME)	(NAME)	
302 Innovation Drive, Suite 200		182020C05600CO (Lot 56)
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **EGH Land Development, LLC,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **NVR, Inc., a Virginia Corporation T/A Ryan Homes,** hereinafter called the GRANTEE(S), its 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 Nos. 54 and 56 on the Plan of Final Plat, Evergreen Hills, Phase 1, of record in Instrument No. 20210427-0056348, 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 EGH Land Development, LLC by Warranty Deed, dated January 24, 2018, from Evergreen Hills, G.P., a Tennessee general partnership, of record in Instrument No. 20180208-0013000, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

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

All matters appearing on the plan of record in Instrument No. 20210427-0056348, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for EGH Homeowners Association, Inc., of record in Instrument No. 20210622-0083929 as amended in Instrument No. 20210820-0112974, Register's Office for Davidson County, Tennessee.

Charter of EGH Homeowners Association, Inc. of record in Instrument No. 20210415-0050136, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070918-0111493, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Nos. 20190726-0073646, Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easement to United States of America, of record in Book 4420, Page 36, Register's Office for Davidson County, Tennessee.

All matters shown on the Survey prepared by Q. Scott Pulliam, TRLS #2346, Wamble & Associates, PLLC, Survey Number 652-0106/249-0104, dated May 23, 2005, last revised May 16, 2006.

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

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

All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 2559 Haskell Drive, Antioch, TN 37013 (Lot 54, Evergreen Hills, Phase 1)
2551 Haskell Drive, Antioch, TN 37013 (Lot 56, Evergreen Hills, Phase 1)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), its assigns, forever. 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.

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

SIGNATURE AND NOTARY ACKNOWLEDGEMENT FOLLOWING ON PAGE 3

Witness my/our hands this 15th day of August, 2022.

EGH LAND DEVELOPMENT, LLC

Ardavan Afrakhteh
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Ardavan Afrakhteh 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 Manager of EGH Land Development, LLC and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 15th day of August, 2022

Notary Public
My Commission Expires: 9-30-2024

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 8822-22