Karen Johnson Davidson County
Batch# 905418 DEEDWARRSP
08/19/2022 08:49:38 AM 3 pgs
Fees: $18.00 Taxes: $2,240.15
20220819-0093858

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,445.00

X Maneesh Kanal by Charles Kanal as Att-in-fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2022

Notary Public

My Commission Expires: 11/10/25

(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.
Maneesh Kanal 8053 Warbler Way Brentwood, TN 37027	First Horizon Bank 165 Madison Avenue Memphis, TN 38103	181110D09800CO

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 **Maneesh Kanal, a single man,** 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. 98 on the Plan of Final Plat, The Hill Property, Phase 1A, of record in Instrument No. 20210728-0101347, as corrected by Surveyor's Certificate of Correction in Instrument No. 20220218-0019313, 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 Deed from Green Trails, LLC, dated March 1, 2022, of record in Instrument No. 20220303-0024427, 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. 20210728-0101347, as corrected by Surveyor's Certificate of Correction in Instrument No. 20220218-0019313, Register's Office for Davidson County, Tennessee.

c. Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20171120-0119163, having been amended by First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase Two A Property) of record in Instrument No. 20191018-0106855; First Supplement having been corrected by Scrivener's Affidavit of record in Instrument No. 20191030-0111535; further supplemented by Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase Two B Property) of record in Instrument No. 20200722-0080431; further supplemented by Third Supplement to the Declaration of Covenants,

Conditions, and Restrictions for Autumn View (Annexing Phase 1B Hill Property) of record in Instrument No. 20210727-0100923; further supplemented by Fourth Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 1A Hill Property) of record in Instrument No. 20211221-0168357, Register's Office for Davidson County, Tennessee.

d. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200729-0083273, Register's Office for Davidson County, Tennessee.

e. Homeowner's Association Charter of record in Instrument No. 20171120-0119162, Register's Office for Davidson County, Tennessee.

f. Grant of Transmission Line Easement of record in Book 4425, Page 544, Register's Office for Davidson County, Tennessee.

g. Subject to the flow of any creeks, streams, or branches across the subject property.

h. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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

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

k. 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: 8053 Warbler Way, Brentwood, TN 37027

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 18th day of August, 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 18th day of August, 2022.

_____

NOTARY PUBLIC

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 11/10/25