# SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 925278 DEEDWARRSP
10/05/2022 09:23:58 AM 3 pgs
Fees: $18.00 Taxes: $970.88

20221005-0109714

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 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 | 149070E10500CO (Unit 1628) |
| (NAME) | (NAME) | |
| 302 Innovation Drive, Suite 200 | | 149070E10700CO (Unit 1630) |
| (ADDRESS) | (ADDRESS) | |
| Franklin, TN 37067 | | 149070E10900CO (Unit 1632) |
| | | 149070E11100CO (Unit 1634) |
| | | |
| (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, **Green Trails, 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 Unit Nos. 1628, 1630, 1632 and 1634 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 Green Trails, LLC, a Tennessee limited liability company, by Special Warranty Deed, dated January 24, 2020, from Starwood Properties Five, LLC, a Tennessee limited liability company, of record in Instrument No. 20200127-0009103, as corrected by Affidavit of Scrivener's Error of record

in Instrument No. 20200727-0081802, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Taxes and assessments for the year 2022, now due and payable, but not delinquent until March 01, 2023. Said taxes have been prorated between the parties as of the date of closing. Taxes and assessments for the year 2023, and subsequent years, which are not yet due and payable.

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.

All matters appearing on the plats of record in Plat Book 9700, Page 805 and in Instrument No. 0071025-0126182, Register's Office for Davidson County, Tennessee.

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.

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, as corrected by Scrivener's Affidavit of record in Instrument No. 20220708-0079034, Register's Office for Davidson County, Tennessee.

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

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

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.

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

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

Subject to lien for special assessments contained in the 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 1628 Mountain Ash Lane, Antioch, TN 37013 (Lot 1628, Canyon Ridge, Ph 3)
1630 Mountain Ash Lane, Antioch, TN 37013 (Lot 1630, Canyon Ridge, Ph 3)
1632 Mountain Ash Lane, Antioch, TN 37013 (Lot 1632, Canyon Ridge, Ph 3)
1634 Mountain Ash Lane, Antioch, TN 37013 (Lot 1634, Canyon Ridge, Ph 3)

(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.

Witness my/our hands this 3rd day of October, 2022.

GREEN TRAILS, LLC

Rick Deckbar
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Rick Deckbar 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 Green Trails, 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 3rd day of October, 2022

Notary Public
My Commission Expires: 8·23·2025

File No.: 9066-22

