Karen Johnson Davidson County
Batch# 931306 DEEDWARRSP
10/19/2022 09:54:50 AM 3 pgs
Fees: $18.00 Taxes: $1,171.24
20221019-0113986

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,551.00

E Nikolikj 10/18/22
Affiant

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

Notary Public

My Commission Expires: 1/10/25

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF THOMAS SIDWELL

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.
Eva Nikolikj and Montrell Shantavious Tomlin 1609 Mountain Ash Lane Antioch, TN 37013	NVR Mortgage Finance, Inc. 555 Southpointe Boulevard Suite 300 Canonsburg, PA 15317	149070E08600CO

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 **Eva Nikolikj, unmarried and Montrell Shantavious Tomlin, unmarried, tenants in common with right of survivorship,** 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. 1609 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 April 25, 2022, from Green Trails, LLC, of record in Instrument No. 20220428-0049160, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Property taxes and assessments for the year 2022 have been paid. Said taxes have been prorated between the parties as of the date of closing. Taxes and assessments for the year 2023, and subsequent years, remain a lien 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, as corrected by Scrivener's Affidavit of record in Instrument No. 20220708-0079034, 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: 1609 Mountain Ash Lane, 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 18th day of October, 2022.

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

BY: _____

Stephen Power, Appointed Vice-President

STATE OF TENNESSEE

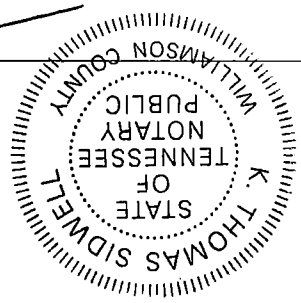
COUNTY OF WILLIAMSON

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 October, 2022.

_____

NOTARY PUBLIC



My Commission expires: 11/10/25