Karen Johnson Davidson County
Batch# 943158 DEEDWARRSP
11/21/2022 09:18:44 AM 3 pgs
Fees: $18.00 Taxes: $1,183.43
20221121-0122974

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,845.00

Laura Spraetz
Affiant

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

Notary Public

My Commission Expires: 10/21/25

(AFFIX SEAL)

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON 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.**
Laura Spraetz 2757 Thornton Grove Boulevard #228 Nashville, TN 37207	NVR Mortgage Finance, Inc. 555 Southpointe Boulevard Suite 300 Canonsburg, PA 15317	050020D06300CO

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 **Laura Spraetz, 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. 63 on the plan of Thornton Grove Phase 2B Horizontal Property Regime, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20201209-0143747, having been amended by Third Supplement to the Declaration of Covenants, Conditions and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (annexing Phase 2B Townhome Property) in Instrument No. 20220421-0046291, 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 NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty Deed from Thornton Grove Green, LLC, a Delaware Limited Liability Company, dated July 14, 2022, of record in Instrument No. 20220722-0084050, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

a. Taxes and assessments for the year 2022, now due and payable, but not delinquent until March 01, 2023. Said taxes will be 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.

b. All matters shown on the Site Plan attached as Exhibit 2 to the Third Supplement to the Declaration of Covenants, Conditions,

and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220421-0046291, Register's Office for Davidson County, Tennessee.

c. All matters shown on the boundary plats of record in Instrument No. 20200828-0097695 (Phases 1B & 1C) and Instrument No. 20210908-0120324 (Phase 2A), Register's Office for Davidson County, Tennessee.

d. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20200608-0058652; as supplemented and amended by First Supplement and Amendment to the Declarations of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C) of record in Instrument No. 20201209-0143747; as supplemented by Second Supplement to the Declarations of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 2A Property) of record in Instrument No. 20210924-0128409; as supplemented by Third Supplement to the Declarations of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 2B Townhome Property) of record in Instrument No. 20220421-0046291; as supplemented by Fourth Supplement to the Declarations of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 3A Property) of record in Instrument No. 20220426-0048068, Register's Office for Davidson County, Tennessee.

e. Charter of Thornton Grove Homeowners Association, Inc. of record in Instrument No. 20190723-0072220, Register's Office for Davidson County, Tennessee.

f. All matters including but not limited to an ingress and egress easement to and from highway, a drainage easement and a temporary construction easement set out in Book 5992, Page 654, Register's Office for Davidson County, Tennessee.

g. All matters including but not limited to a TVA Easement of record in Book 3068, Page 480, Register's Office for Davidson County, Tennessee.

h. All matters including but not limited to a 50' wide easement set out in Book 6199, Page 554, Register's Office for Davidson County, Tennessee.

i. Mutual Grant and Declaration of Easements of record in Book 6199, Page 559, Register's Office for Davidson County, Tennessee.

j. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20150908-0091176, Register's Office for Davidson County, Tennessee.

k. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20190906-0090115, Register's Office for Davidson County, Tennessee.

l. Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Nos. 20210212-0020228, Register's Office for Davidson County, Tennessee.

m. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5613, page 216, Register's Office for Davidson County, Tennessee.

n. All matters shown on the survey dated December 6, 1989 by J. Bruce Rainey, TN RLS #823.

o. All matters shown on the survey dated February 15, 2018 by Christopher Lyle Goetz, TN RLS #2660.

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

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

r. 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: 2757 Thornton Grove Boulevard #228, Nashville, TN 37207

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 November, 2022.

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

BY: _____

Jon Cherry, 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 Jon Cherry, 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 Jon Cherry, as such, Appointed Vice-President, and attesting the same corporation, by the said Jon Cherry, Appointed Vice-President.

WITNESS my hand and notarial seal at my office at Brentwood, Tennessee, this 18th day of November, 2022.

_____

NOTARY PUBLIC

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission expires: 10/21/25