Karen Johnson Davidson County
Batch# 984350 DEEDWARRSP
03/24/2023 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.96
20230324-0021404

SPECIAL WARRANTY DEED

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 3-24-26

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-24-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Costner Law Office, PLLC, 10735 David Taylor Drive, Suite 200, Charlotte, NC 28262

File No.: TNS-22-00010

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bailey Watkins and Marcus Watkins 1615 Mountain Ash Lane Antioch, TN 37013	New Owner 1615 Mountain Ash Lane Antioch, TN 37013	Parcel ID: 1499070E09200CO

For and in consideration of the sum of Two Hundred Ninety-Nine Thousand Nine Hundred Ninety And No/100 Dollars ($299,990.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **NVR, Inc., a Virginia corporation T/A Ryan Homes**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Bailey Watkins, unmarried and Marcus Watkins**, married, as tenants in common with right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1615 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 a portion of the property conveyed to NVR, Inc., a Virginia Corporation, T/A Ryan Homes by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company, of record in Instrument No. 20221003-0108615, Register's Office for Davidson County, Tennessee.

This is unimproved ☐ improved ☒ 1615 Mountain Ash Lane, Antioch, TN 37013

This conveyance is subject to: (i) any declarations, covenants, conditions, and/or restrictions affecting the Home; (ii) any existing easements and rights-of-way for roadways, drainage areas, canals, ditches, open areas, laterals, and public utilities; (iii) taxes, special assessments, and community facility assessments (if applicable); that are not delinquent; (iv) matters shown on the plat for the Community; (v) matters that a survey would show; (vi) all applicable zoning and building code requirements and any other governmental and quasi-governmental requirements; (vii) any outstanding mineral or royalty interests; (viii) any matters of record that do not materially and adversely affect the marketability of the Lot; (ix) any matters disclosed in any schedule to this Agreement or any portion of the Contract, or otherwise in connection with the Contract; and (x) any other matters set forth in any title insurance commitment or title report or opinion obtained by Buyer to the extent that Buyer does not object thereto within the time period specified in this Agreement (as applicable).

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/our hand(s) this 23 day of March, 2023.

NVR, Inc., a Virginia corporation T/A Ryan Homes

BY: _____
Stephen Power
Appointed Vice President

State of Tennessee
County of Williamson

I, Danielle Chandler, a Notary Public for the said County and State, do hereby certify that Stephen Power personally appeared before me this day and acknowledged that (s)he is the Appointed Vice President of NVR, Inc., a Virginia corporation T/A Ryan Homes, and that by authority duly given and as the act of such entity, (s)he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official seal, this the 23 day of March, 2023.

_____ Notary Public

Danielle Chandler
Notary's Printed or Typed Name

My Commission Expires:
3-24-26

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
3-24-26

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, Jennifer Foster, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 23 day of MARCH, 2023.

Attorney/ Custodian

3.23.2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Danielle Chandler a Notary Public for this county and state, Jennifer Foster who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 23 day of March, 2023.

Notary Public
My commission expires on: 3-24-26

(seal)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
3-24-26