Karen Johnson Davidson County
Batch# 989191 DEEDWARRSP
04/06/2023 11:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,271.81
20230406-0025192

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,731.60.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 8-23-2025
(AFFIX SEAL)

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

File No.: TNS-23-00424

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NO.(S)
NVR, Inc., a Virginia corporation T/A Ryan Homes 302 Innovation Drive, Unit 200 Franklin, TN 37067	302 Innovation Drive, Unit 200 Franklin, TN 37067	Parcel ID: 050020D16200CO, 050020D16300CO, 050020D16400CO, 050020D16500CO, 050020D16600CO and 050020D16700CO

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), 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, Thornton Grove Green, LLC, a Delaware Limited Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto NVR, Inc., a Virginia corporation T/A Ryan Homes, 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 Nos. 162, 163, 164, 165, 166 & 167 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 Thornton Grove Green, LLC, a Delaware limited liability company, by (i) Special Warranty Deed from Ewing Creek Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20180329-0029387; (ii) Special Warranty Deed from Thomas Fite Cone, Trustee of (a) the Susan Cone Trust, (b) the Thomas F. Cone Trust for Catherine Cone, (c) the Thomas F. Cone Trust for Thomas Cone III, and (d) the Thomas F. Cone Trust for Emily Cone, of record in Instrument No. 20180329-0029388; (iii) Special Warranty Deed from Martha Cone Beck and Argent Trust Company of Tennessee, Co-Trustees of the Martha Cone Beck and Martha Cone Beck Children's Trust, of record in Instrument No. 20180329-0029389; (iv) Special Warranty Deed from Brick Church Properties Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20180329-0029390; (v) Quitclaim Deed from all parties set forth in clauses (i) through (iv) above, of record in Instrument No. 20180329-0029391, all Deeds set forth in clauses (i) through (v) above dated March 28, 2018; and further conveyed by Quitclaim Deed for Combining Property Into One Map and Parcel Number, of record in Instrument No. 20191017-0106509, signed October 10, 2019, all of record in the Register's Office for Davidson County, Tennessee.

This is unimproved ☒ improved ☐ 2757 Thornton Grove Blvd #301, #303, #305, #307, #309 and #311, Nashville, TN 37207

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 3rd day of April, 2023.

Thornton Grove Green, LLC, a Delaware Limited Liability Company

BY: _____
Frank Cartolano
Authorized Agent

State of Connecticut
County of Fairfield

I, Nicole Lamoreaux, a Notary Public for the said County and State, do hereby certify that Frank Cartolano personally appeared before me this day and acknowledged that (s)he is the Authorized Agent of Thornton Grove Green, LLC, a Delaware Limited Liability Company, 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 3 day of April, 2023.

Notary Public

Notary's Printed or Typed Name

My Commission Expires:

Nicole Lamoreaux
NOTARY PUBLIC
State of Connecticut
My Commission Expires 5/31/28

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, Jennifer Gosler, 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 6th day of April, 2023.

Attorney/ Custodian

4/6/2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Danielle Chandler, a Notary Public for this county and state, Jennifer Gosler who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 6th day of April, 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