Karen Johnson Davidson County
Batch# 989596 DEEDWARRSP
04/06/2023 02:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,366.93
20230406-0025358

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,440.00.

Affiant

*SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

File No.: TNS-23-00330

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
George Hana, Unmarried Man 3067 Sapgate Lane Nashville, TN 37207	Ascend Federal Credit Union P.O. Box 1210 Tullahoma, TN 37388	Parcel ID: 050020E21800CO

For and in consideration of the sum of Three Hundred Sixty-Nine Thousand Four Hundred Forty And No/100 Dollars ($369,440.00), 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 **George Hana, Unmarried Man**, 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 Lot No. 218 on the Plan of Final Plat, Thornton Grove PUD, Phase 3A, of record in Instrument No. 20220420-0045367, 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 November 21, 2022 and recorded in Instrument No. 20221128-0124295 in the Register's Office for Davidson County, Tennessee.

This is unimproved ☐ improved ☒ 3067 Sapgate Lane, 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 10 day of April, 2023.

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

BY: _____
Scott Stoianowski
Appointed Vice President

State of Tennessee
County of Williamson

I, Rachel Richard, a Notary Public for the said County and State, do hereby certify that Scott Stoianowski 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 10 day of April, 2023.

_____ Notary Public

Rachel Richard
Notary's Printed or Typed Name

My Commission Expires:
01/18/2027

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Final Plat, Thornton Grove PUD, Phase 3A, of record in Instrument No. 20220420-0045367, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being 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 November 21, 2022 and recorded in Instrument No. 20221128-0124295 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Hana, Unmarried Man by deed from NVR, Inc., a Virginia corporation T/A Ryan Homes dated _____ and recorded as Instrument # _____ in the Register's Office for Davidson County, Tennessee.

Property Address: 3067 Sapgate Lane, Nashville, TN 37207
Parcel ID: 050020E21800CO

Certification of Recorded Documents

I, Julia Wyatt, 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 April 6, 2023.

(AFFIANT) – Julia Wyatt

04/06/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 6th day of April, 2023.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY