Karen Johnson Davidson County
Batch# 1008203 DEEDWARRSP
05/26/2023 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.15
20230526-0040045

SPECIAL

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,040.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/15/2026

(AFFIX SEAL)

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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

File No.: TNS-23-00281

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ryan A. Fox 2757 Thornton Grove Blvd. #306 Nashville, TN 37207	New Owner 2757 Thornton Grove Blvd. #306 Nashville, TN 37207	Parcel ID: 050020D15900CO and

For and in consideration of the sum of Two Hundred Eighty Thousand Forty And No/100 Dollars ($280,040.00), 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 **Ryan A. Fox,** 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. 159 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 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 February 6, 2023 and recorded in Instrument No. 20230206-0008518 in the Register's Office for Davidson County, Tennessee.

This is unimproved ☐ improved ☒ 2757 Thornton Grove Blvd. #306, 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 24 day of May, 2023.

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

BY: _____
Scott Stoianowski
Appointed Vice President

State of Tennessee
County of Williamson

I, Elizabeth Bell, 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 24 day of May, 2023.

_____ Notary Public

Elizabeth Bell
Notary's Printed or Typed Name

My Commission Expires:

10/21/25

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/24/2023.

Affiant Signature – Joshua A. Terry

5/25/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/25/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON