Karen Johnson Davidson County
Batch# 1021218 DEEDWARRSP
06/30/2023 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,378.75
20230630-0050049

SPECIAL WARRANTY DEED

KENNEDY BOHR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,635.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026

(AFFIX SEAL)

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

File No.: TNS-23-00480

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carrie Brosio and Pablo Brosio 3305 Thorpe Road Nashville, TN 37207	New Owner 3305 Thorpe Road Nashville, TN 37207	Parcel ID: 050020E23700CO and

For and in consideration of the sum of Three Hundred Seventy-Two Thousand Six Hundred Thirty-Five And No/100 Dollars ($372,635.00), 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 **Carrie Brosio and Pablo Brosio, wife and husband**, 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. 237 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 March 27, 2023 and recorded in Instrument No. 20230328-0022500 in the Register's Office for Davidson County, Tennessee.

This is unimproved ☐ improved ☒ 3305 Thorpe Road, 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 30 day of June, 2023.

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

BY: _____
Scott Stoianowski
Appointed Vice President

State of Tennessee
County of Davidson

I, Kennedy Bohr, 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 30 day of June, 2023.

_____
Notary Public

My Commission Expires:
5/9/2026

KENNEDY BOHR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 30 day of June, 2023.

Attorney/ Custodian

6/30/2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Bell, 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 30 day of June, 2023.

Notary Public (seal)
My commission expires on: 10/21/25

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY