Karen Johnson Davidson County
Batch# 1028446 DEEDWARRSP
07/19/2023 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $892.20
20230719-0055703

SPECIAL

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,135.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1.14.26

(AFFIX SEAL)

SYDNEY LASCH
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-23-00498

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Celina Marie Torres 1526 Smoketree Road Antioch, TN 37013	NVR Mortgage Inc 5 Penn Center West #400 Pittsburgh, PA 15276	149070E06000CO

For and in consideration of the sum of Two Hundred Forty-One Thousand One Hundred Thirty-Five And No/100 Dollars ($241,135.00), 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 **Celina Marie Torres, an unmarried woman**, 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. 1526 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, dated March 27, 2023 and of record in Instrument No. 20230328-0022520, Register's Office for Davidson County, TN.

This property is improved, and commonly known as: 1526 Smoketree Road, Antioch, TN 37013 a/k/a 1526 Smoketree Road, Nashville, TN 37013.

To HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and appurtances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

Grantor does hereby covenant with Grantee that Grantor is lawfully sezied and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that Grantor is free from any lien or encumbrance whatsover, except: (i) easements, covenants, conditions, and/or restrictions or record; (ii) any statutory lien for ad valorem taxes which are not yet levied, published, due or payable; (iii) any homeowner's association documents restricting the use and enjoyment of the Property; (iv) zoning and other applicable laws and regulations, and (v) such facts as an accurate survey and personal inspection of the Property would reflect, provided same do not render title uninsurable or unmarketable.

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 17 day of July, 2023.

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

BY: K Bailey

State of Tennessee
County of Williamson

I, Elizabeth Bell, a Notary Public for the said County and State, do hereby certify that Kelani Bailey personally appeared before me this day and acknowledged that (s)he is the Appointed Assistant Secretary 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 17 day of July, 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, Jennifer G. Lloyd, 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 July 17, 2023.

Date

Affiant Signature

July 17, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of July, 2023.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY