Karen Johnson Davidson County
Batch# 1032242 DEEDWARRSP
07/28/2023 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,048.73
20230728-0058521

SPECIAL

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,440.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/12/2024

(AFFIX SEAL)

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Costner Law Office, PLLC, 10735 David Taylor Drive, Suite 200, Charlotte, NC 28262

File No.: TNS-23-00561

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew John Zikovich 2757 Thornton Grove Blvd. #309 Nashville, TN 37207	Matthew John Zikovich 2757 Thornton Grove Blvd. #309 Nashville, TN 37207	050020D16600CO

For and in consideration of the sum of Two Hundred Eighty-Three Thousand Four Hundred Forty And No/100 Dollars ($283,440.00), 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 Matthew John Zikovich, a single 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 Unit No. 166 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 April 3, 2023 and recorded in Instrument No. 2023006-0025192 in the Register's Office for Davidson County, Tennessee.
This property is improved, and commonly known as 2757 Thornton Grove Blvd. #309, 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 27 day of July, 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 27 day of July, 2023.

_____
Notary Public

My Commission Expires:
5/9/2026

KENNEDY BOHR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 7/27/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/27/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

