Karen Johnson Davidson County
Batch# 1040796 DEEDWARR
08/21/2023 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,459.43
20230821-0065044

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 $394,440.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 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-23-00689

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jessica Zarada 3349 Thorpe Road Nashville, TN 37207	Jessica Zarada 3349 Thorpe Road Nashville, TN 37207	050020E24800CO

For and in consideration of the sum of Three Hundred Ninety-Four Thousand Four Hundred Forty And No/100 Dollars ($394,440.00), 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 **Jessica Zarada, 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 Lot No. 248 on the Plan of Final Plat, Thornton Grove PUD, Phase 3B, of record in Instrument No. 20221207-0127610, 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 May 22, 2023 and recorded in Instrument No. 20230523-0038717 in the Register's Office for Davidson County, Tennessee.

This property is improved, and is commonly known as: 3349 Thorpe Road, Nashville, TN 37207.

This conveyance is subject to: (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 21 day of August ,2023.

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

BY: _____

Scott Stoianowski
Appointed Vice President

State of Tennessee
County of Williamson

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 21 day of August ,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 21 day of August, 2023.

Attorney/ Custodian

9/21/2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Danielle Chandler 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 21 day of August, 2023.

Notary Public
My commission expires on: 3-24-26

(seal)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
3-24-26