Karen Johnson Davidson County
Batch# 1047428 DEEDWARRSP
09/07/2023 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $847.87
20230907-0070293

SPECIAL **WARRANTY DEED**	STATE OF TENNESSEE, COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,154.40. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF SEPTEMBER, 2023. Notary Public MY COMMISSION EXPIRES: 8-23-2025 (AFFIX SEAL)

SARAH WARING
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-23-01029

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
NVR, Inc., a Virginia corporation T/A Ryan Homes 302 Innovation Drive, Unit 200 Franklin, TN 37067	NEW OWNER 302 Innovation Drive, Unit 200 Franklin, TN 37067	050020D13000CO, 050020D13100CO, 050020D13200CO and 050020D13300CO

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), 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, Thornton Grove Green, LLC, a Delaware Limited Liability Company, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto NVR, Inc., a Virginia corporation T/A Ryan Homes, 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 Nos. 130, 131, 132 & 133 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 part of the same property conveyed to Thornton Grove Green, LLC, a Delaware limited liability company, by (i) Special Warranty Deed from Ewing Creek Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20180329-0029387; (ii) Special Warranty Deed from Thomas

Fite Cone, Trustee of (a) the Susan Cone Trust, (b) the Thomas F. Cone Trust for Catherine Cone, (c) the Thomas F. Cone Trust for Thomas Cone III, and (d) the Thomas F. Cone Trust for Emily Cone, of record in Instrument No. 20180329-0029388; (iii) Special Warranty Deed from Martha Cone Beck and Argent Trust Company of Tennessee, Co-Trustees of the Martha Cone Beck and Martha Cone Beck Children's Trust, of record in Instrument No. 20180329-0029389; (iv) Special Warranty Deed from Brick Church Properties Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20180329-0029390; (v) Quitclaim Deed from all parties set forth in clauses (i) through (iv) above, of record in Instrument No. 20180329-0029391, all Deeds set forth in clauses (i) through (v) above dated March 28, 2018; and further conveyed by Quitclaim Deed for Combining Property Into One Map and Parcel Number, of record in Instrument No. 20191017-0106509, signed October 10, 2019, all of record in the Register's Office for Davidson County, Tennessee.

This is unimproved property also known as: 2757 Thornton Grove Blvd #137, #139, #141 and #143, 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 6th day of September, 2023.

Thornton Grove Green, LLC, a Delaware Limited Liability Company

BY: _____
Frank Cartolano
Authorized Agent

State of Connecticut
County of Fairfield

I, Alexa Arpaia, a Notary Public for the said County and State, do hereby certify that Frank Cartolano personally appeared before me this day and acknowledged that (s)he is the Authorized Agent of Thornton Grove Green, LLC, a Delaware Limited Liability Company, 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 6 day of September 2023.

_____Notary Public

Alexa Arpaia
Notary's Printed or Typed Name

My Commission Expires: _____

ALEXA ARPAIA
NOTARY PUBLIC
FAIRFIELD COUNTY
My Commission Expires Dec. 31, 2027

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 7th day of September, 2023.

Attorney/ Custodian

9/7/2023
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 7th day of September, 2023.

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

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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