# SPECIAL

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1116454 DEEDWARRSP
03/28/2024 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $307.27
20240328-0021660

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,047.25.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 8-23-2025
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

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

File No.: TNS-24-00297-TN

| ADDRESS OF NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| NVR, Inc<br>302 Innovation Drive, Unit 200<br>Franklin, TN 37067 | NEW OWNER | 050020E17500CO |

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 Lot No. 175 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 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 3112 Sapgate Lane, 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 26th day of March, 2024.

Thornton Grove Green, LLC, a Delaware Limited Liability Company

BY: _____
Rajesh Menon
Authorized Agent

State of Connecticut
County of Fairfield

I, Paula Vasquez, a Notary Public for the said County and State, do hereby certify that Rajesh Menon 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 26 day of March, 2024.

_____ Notary Public

Paula Vasquez
Notary's Printed or Typed Name

My Commission Expires:

_____

PAULA VASQUEZ
NOTARY PUBLIC
State of Connecticut
My Commission Expires
March 31, 2027

# CERTIFICATE OF AUTHENTICITY
## (True Copy Certification)

I, Jennifer Schubring 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 28 day of March, 2024.

Jennifer Schubring
Attorney/Custodian

03/28/2024
Date

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, Elizabeth Bell, a Notary Public for this county and state, Jennifer Schubring, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 28 day of March, 2024.

Elizabeth Bell
**Notary Public** (seal)
My commission expires on: 10/21/2025

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY