SPECIAL

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1146263 DEEDWARRSP
06/12/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,048.08
20240612-0044036

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,265.00.

Shauna Zmuda
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2024.

Hannah West
Notary Public

MY COMMISSION EXPIRES: 1.26.28

(AFFIX SEAL)

HANNAH WEST NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2028

THIS INSTRUMENT WAS PREPARED BY

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

File No.: TNS-24-00345-TN

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shauna Zmuda 2757 Thornton Grove Blvd #115 Nashville, TN 37207	Shauna Zmuda 2757 Thornton Grove Blvd #115 Nashville, TN 37207	050020D11900CO and

For and in consideration of the sum of Two Hundred Eighty-Three Thousand Two Hundred Sixty-Five And No/100 Dollars ($283,265.00), 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 **Shauna Zmuda, 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. 119 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 March 11, 2024 and recorded in Instrument No. 20240312-0017041 in the Register's Office for Davidson County, Tennessee.

This is improved property and is commonly known as 2757 Thornton Grove Blvd #115, 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 12 day of June ,2024.

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

BY: _____

Scott Stoianowski
Appointed Vice President

State of Tennessee
County of Davidson

I, Hannah West, 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 12 day of June ,2024.

Hannah West Notary Public

My Commission Expires: 1.26.28

HANNAH WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2028

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 12 day of June, 2024.

Jennifer Schubring
Attorney/ Custodian

06/12/2024
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 12 day of June, 2024.

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

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY