Karen Johnson Davidson County
Batch# 1153071 DEEDWARRSP
07/01/2024 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,123.04
20240701-0049469

# SPECIAL

# WARRANTY DEED

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 $303,525.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 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-24-00770-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 | 052120B00200CO,<br>052120B02100CO and<br>052120B03000CO |

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, **1201 Neelys Bend Road, LLC, a Tennessee 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 Nos. 2, 21 and 30 on the Plan of Fox Valley Subdivision, Phase 1 - Final Plat, of record in Instrument No. 20230607-0043294, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to 1201 Neelys Bend Road, LLC, a Tennessee limited liability company by Special Warranty Deed from Conagra Foods Packaged Foods, LLC, a Delaware limited liability company dated May 28, 2014 and recorded in Instrument No. 20140528-0045771, in the Register's Office for Davidson County, Tennessee. Further being a portion of the property conveyed to 1201 Neelys Bend Road, LLC, a Tennessee limited liability company by Special Warranty Deed from William L. Conger A/K/A William Lester Conger dated November 17, 2014 and recorded in Instrument No. 20141124-0108251, in the Register's Office for Davidson County, Tennessee.

This is unimproved property also known as 3009, 3127 and 3124 Red Fox Ridge, Madison, TN 37115.

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 27 day of June, 2024.

1201 Neelys Bend Road, LLC, a Tennessee limited liability company

BY: _____
Dennis DeGrazia
Manager

State of MA
County of Bristol

I, Sierra Kantelis, a Notary Public for the said County and State, do hereby certify that Dennis DeGrazia personally appeared before me this day and acknowledged that (s)he is the Manager of 1201 Neelys Bend Road, LLC, a Tennessee 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 27 day of June, 2024.

Sierra Kantelis Notary Public

Sierra Kantelis.
Notary's Printed or Typed Name

My Commission Expires:

Nov. 1, 2030.

SIERRA KANTELIS
Notary Public, Commonwealth of Massachusetts
My Commission Expires November 1, 2030

# 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 1st day of July, 2024.

Jennifer Schubring
Attorney/ Custodian

07/01/2024
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 1st day of July, 2024.

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

ELIZABETH BELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY