SPECIAL **WARRANTY DEED** Karen Johnson Batch # 1210675 12/02/2024 02:58:28 PM Fees: $13.00 Taxes: $1,311.74 20241202-0093612 Davidson County **DEEDWARRSP** 2 pgs	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,525.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2024. Notary Public MY COMMISSION EXPIRES: _____ LOGAN BELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/08/2027 CHEATHAM COUNTY Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: W-LH-24-2928 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

File No.: TNS-24-01070-TN

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Marcus Cole 2928 Thornton Grove Blvd Nashville, TN 37207	Marcus Cole 2928 Thornton Grove Blvd Nashville, TN 37207	050020E28100CO and

For and in consideration of the sum of Three Hundred Fifty-Four Thousand Five Hundred Twenty-Five And No/100 Dollars ($354,525.00), 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 **Marcus Cole, a single man**, 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. 281 on the Plan of Final Plat, Thornton Grove PUD, Phase 4A, of record in Instrument No. 20240124-0004749, 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 August 19, 2024 and recorded in Instrument No. 20240821-0064299 in the Register's Office for Davidson County, Tennessee.

This is improved property and is commonly known as 2928 Thornton Grove Blvd, 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 26 day of November, 2024.

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

BY: _____

Scott Stoianowski
Appointed Vice President

State of Tennessee
County of Davidson

I, Rachel Richard, 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 26 day of November, 2024.

_____ Notary Public

My Commission Expires: 01/18/2027

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY