SPECIAL

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: 05/08/2028

(AFFIX SEAL)

ANITA K WADE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1213084 DEEDWARRSP
12/06/2024 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $880.60
20241206-0094844

THIS INSTRUMENT WAS PREPARED BY

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

File No.: TNS-24-01374-TN

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
NVR, Inc 302 Innovation Drive, Unit 200 Franklin, TN 37067	NEW OWNER	182020B60300CO and 182020B60500CO

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, **EGH Land Development, LLC**, 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. 603 and 605 on the Plan of Emerson Hills (formerly Evergreen Hills), Phase 8, of record in Instrument No. 20240502-0032042, Registers Office for Davison County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to EGH Land Development, LLC by Special Warranty Deed, dated May 28, 2021, from Evergreen Hills, G.P., a Tennessee general partnership, of record in Instrument No. 20210602-0073703, Register's Office for Davidson County, Tennessee.

This is unimproved property also known as 4564 and 4556 Emerson Hills Boulevard, Antioch, TN 37013.

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 November, 2024.

EGH Land Development, LLC

BY: _____
Ardavan Afrakhteh
Sole Member

State of Tennessee
County of DAVIDSON

I, Anita K Wade, a Notary Public for the said County and State, do hereby certify that Ardavan Afrakhteh personally appeared before me this day and acknowledged that (s)he is the Sole Member of EGH Land Development, LLC, 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 26th day of November, 2024.

Anita K Wade
Notary Public

Anita K Wade
Notary's Printed or Typed Name

My Commission Expires:

05/08/2028

ANITA K WADE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2028
DAVIDSON COUNTY

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 2nd day of December, 2024.

Jennifer Schubring
Attorney/ Custodian

12/2/2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Rachel Richard, 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 2nd day of December, 2024.

Rachel Richard
Notary Public (seal)
My commission expires on: 01/18/2027

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY