SPECIAL

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1213099 DEEDWARRSP
12/06/2024 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $961.96
20241206-0094858

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,990.00.

Deborah Ann Connelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 01/18/2027

RACHEL RICHARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

File No.: TNS-24-01302-TN

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Deborah Ann Connelly 1417 Sweet Shrub Loop Antioch, TN 37013	Deborah Ann Connelly 1417 Sweet Shrub Loop Antioch, TN 37013	149070E01800CO

For and in consideration of the sum of Two Hundred Fifty-Nine Thousand Nine Hundred Ninety And No/100 Dollars ($259,990.00), 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 **Deborah Ann Connelly, 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. 1417 on the Plan of Canyon Ridge, Phase 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions for Canyon Ridge Phase 3, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210831-0117403 and corrected by Scrivener's Affidavit of record in Instrument No. 20210908-0120099, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the property conveyed to NVR, Inc., a Virginia Corporation, T/A Ryan Homes by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company, dated August 27, 2024, and of record in Instrument No. 20240827-0065853, Register's Office for Davidson County, Tennessee.

This is improved property and is commonly known as 1417 Sweet Shrub Loop, 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 5 day of December, 2024.

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

BY: _____

Stephen Power
Appointed Vice President

State of Tennessee
County of Williamson

I, Rachel Richard, a Notary Public for the said County and State, do hereby certify that Stephen Power 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 5 day of December, 2024.

_____ Notary Public

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 01/18/2027

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 5 day of December, 2024.

Jennifer Schubring
Attorney/ Custodian

12/05/2024
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 5 day of December, 2024.

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

(seal)

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY