SPECIAL

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1230079 DEEDWARRSP
01/24/2025 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,565.51
20250124-0005737

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,110.00.

Kelly Giraldo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2025.

Hannah West
Notary Public

MY COMMISSION EXPIRES: 1-26-2028

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

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

File No.: TNS-24-01310-TN

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelly Giraldo and Kenneth Giraldo, as Trustees of the Giraldo Joint Revocable Trust dated 8/19/2021 3120 Red Fox Ridge Madison, TN 37115	Kelly Giraldo and Kenneth Giraldo, as Trustees of the Giraldo Joint Revocable Trust dated 8/19/2021 3120 Red Fox Ridge Madison, TN 37115	052120B03100CO

For and in consideration of the sum of Four Hundred Twenty-Three Thousand One Hundred Ten And No/100 Dollars ($423,110.00), 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 **Kelly Giraldo and Kenneth Giraldo, as Trustees of the Giraldo Joint Revocable Trust dated 8/19/2021**, 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. 31 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 the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed from 1201 Neelys Bend Road, LLC, a Tennessee limited liability company, dated October 21, 2024 and recorded in Instrument No. 20241022-0082108 in the Register's Office for Davidson County, Tennessee.

This is improved property and is commonly known as 3120 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 24 day of January, 2025.

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 24 day of January, 2025.

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, Danielle Chandler 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 24 day of January, 2025.

Attorney/ Custodian

1-24-25
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hannah West, a Notary Public for this county and state, Danielle Chandler who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 24 day of January, 2025.

Hannah West

Notary Public (seal)
My commission expires on: 1-26-28

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