SPECIAL

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1242922 DEEDWARRSP
03/04/2025 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,761.20
20250304-0016317

STATE OF TENNESSEE, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 8-23-2025

(AFFIX SEAL)

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

File No.: TNS-25-00142-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	182020B53700CO, 182020B59500CO, 182020B60600CO and 182020B61000CO

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. 537, 595, 606 and 610 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 4792 and 4751 Dunfield Drive; 4552 Emerson Hills Blvd; 4809 Dunfield Drive, 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 3rd day of March, 2025.

EGH Land Development, LLC

BY: _____
Ardavan Afrakhteh
Sole Member

State of Tennessee
County of Rutherford

I, Jami K. Averwater, 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 3rd day of March, 2025.

Jami K. Averwater Notary Public

Jami K. Averwater
Notary's Printed or Typed Name

My Commission Expires:

11-22-25

JAMI K AVERWATER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires
Nov. 22, 2025

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 4 day of March, 2025.

Attorney/ Custodian

3/4/2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Rachel Richard, 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 4 day of March, 2025.

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

(seal)

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY