# SPECIAL

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1244304 DEEDWARRSP
03/07/2025 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,774.69
20250307-0017360

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,645.00.

Nicole Freeman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2025.

Rachel Richard
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-24-01441-TN

| ADDRESS OF NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Nicole Sheree Freeman<br>4744 Dunfield Drive<br>Antioch, TN 37013 | Nicole Sheree Freeman<br>4744 Dunfield Drive<br>Antioch, TN 37013 | 182020B54900CO |

For and in consideration of the sum of Four Hundred Seventy-Nine Thousand Six Hundred Forty-Five And No/100 Dollars ($479,645.00), 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 **Nicole Sheree Freeman, 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 Lot No. 549 on the Plan of Emerson Hills (formerly Evergreen Hills), Phase 7, of record in Instrument No. 20220525-0060834, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same/part of the same property conveyed to NVR, Inc., a Virginia corporation by Deed, dated November 21, 2024, from EGH Land Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20241126-0092429, Register's Office for Davidson County, Tennessee.

This is improved property and is commonly known as 4744 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 6 day of March ,2025.

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 6 day of March ,2025.

_____ Notary Public

My Commission Expires: 01/18/2027

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# 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 6 day of March, 2025.

Attorney/ Custodian

03/06/2025
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 6 day of March, 2025.

**Notary Public** (seal)

My commission expires on: 01/18/2027

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY