Karen Johnson Davidson County
Batch# 1249591 DEEDWARRSP
03/24/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250324-0021976

SPECIAL

WARRANTY DEED

STATE OF MARYLAND, COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant Michael J. Natelli, Authorized Person

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-19-2025

(AFFIX SEAL)

CATHERINE A. LEITNER NOTARY PUBLIC FREDERICK COUNTY, MD

THIS INSTRUMENT WAS PREPARED BY

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

File No.: TNS-25-00152-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	033030C10700CO, 033030C10800CO, 033030C10900CO, 033030C11000CO and 033030C11100CO

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, **Dry Creek, LLC, a Maryland limited liability company DBA Dry-Creek - Natelli, 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. 107-111 on the Plan of Final Plat, Cedarside at Dry Creek Subdivision, Phase 2 of record in Instrument No. 20230822-0065614, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Dry Creek, LLC, a Maryland limited liability company, from Terry E. Wilkes and Fred Hix by Warranty Deed of record in Instrument No. 20210813-0109575 and Quitclaim Deed of record in Instrument No. 20210914-0123325 Register's Office for Davidson County.

This is unimproved property also known as 234, 232, 230, 228 and 226 Sapling Avenue, Goodlettsville, TN 37072.

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 21 day of March, 2025.

Dry Creek, LLC, authorized to transact business in Tennessee under the assumed name of Dry-Creek - Natelli, LLC

BY: _____
Michael J. Natelli
Authorized Person

State of Maryland
County of Montgomery

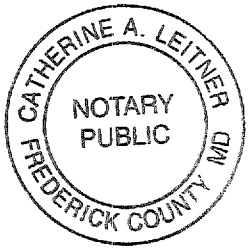
I, Catherine A. Leitner, a Notary Public for the said County and State, do hereby certify that Michael J. Natelli personally appeared before me this day and acknowledged that (s)he is the Authorized Person of Dry Creek, LLC, a Maryland limited liability company DBA Dry-Creek - Natelli, LLC, and that 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 21 day of March, 2025.

_____ Notary Public

Catherine A. Leitner
Notary's Printed or Typed Name

My Commission Expires:

11-19-2025



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 24th day of March, 2025.

Attorney/ Custodian

3/24/2025
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 24th day of March, 2025.

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

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY