Karen Johnson Davidson County
Batch# 1275998 DEEDWARRSP
05/21/2025 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.17
20250521-0039943

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $474,910.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 Day of May, 2025

DANIELLE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES MARCH 24, 2026

Notary Public

MY COMMISSION EXPIRES: 3/24/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Galbreath Costner, LLC, 4520 Mint Hill Village Ln, Suite 205, Charlotte, NC 28227

File No.: TNS-25-NX5194

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andrew Lee Christian, Jr 4593 Emerson Hills Blvd Antioch, TN 37013	Andrew Lee Christian, Jr 4593 Emerson Hills Blvd Antioch, TN 37013	182020B61300CO

For and in consideration of the sum of FOUR HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED TEN AND 00/100, 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., t/a Ryan Homes Inc., a Virginia Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Andrew Lee Christian, Jr, unmarried man,** 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. 613 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 a part of the same property conveyed from EGH Land Development, LLC to NVR, Inc., t/a Ryan Homes Inc., a Virginia Corporation by deed dated 01/31/2025 and recorded on 02/03/2025 as Instrument Number 20250203-0007970 in the Official Records of the Davidson County Register of Deeds.

This is improved property known as 4593 Emerson Hills Blvd, 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 21 day of May ,2025.

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

BY: _____

Stephen Power
Appointed Vice President

State of Tennessee
County of Williamson

I, Danielle Chandler, 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 21 day of May ,2025.

_____ Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 24, 2026

My Commission Expires: 3/24/26

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

21 day of May, 2025.

Danielle Chandler

Attorney/ Custodian

5/21/2025

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 21 day of May, 2025.

Rachel Richard

Notary Public

My commission expires on: 1/18/2027

(seal)

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY