Karen Johnson Davidson County
Batch# 1281694 DEEDWARRSP
06/05/2025 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20250605-0044255

STATE OF TENNESSEE

COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 Day of May, 2025

Notary Public

MY COMMISSION EXPIRES: 2.8.27

(AFFIX SEAL)

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY TENNESSEE

SPECIAL WARRANTY DEED

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

File No.: TNS-OST-NX1845

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Velda Ann Frady 8116 Marchwood Boulevard Nashville, TN 37013	Velda Ann Frady 8116 Marchwood Boulevard Nashville, TN 37013	182020C26800CO

For and in consideration of the sum of THREE HUNDRED EIGHTY THOUSAND 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, a Virginia Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Velda Ann Frady, 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. 268 on the Plan of Phase 2 Evergreen Hills, of record in Instrument No. 20241104-0085531, Registers Office for Davison 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 January 7, 2025, from EGH Land Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20250107-0001402, Register's Office for Davidson County, Tennessee.

This is improved property known as 8116 Marchwood Boulevard, Nashville, 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 22nd 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, Kendra Hammell, 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 22nd day of May ,2025.

_____ Notary Public

My Commission Expires: 11-19-28

KENDRA HAMMELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, **Carla R. Dillard**, 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 6-4, 2025.

CRD 6-4-25

Name: Carla R. Dillard
Title: President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me on June 4, 2025.

Judy Reed

Notary Public: Judy Reed
My Commission Expires: 11.22.25

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD