Karen Johnson Davidson County
Batch# 1289868 DEEDWARRSP
06/25/2025 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250625-0050020

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 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
Galbreath Costner, LLC, 4520 Mint Hill Village Ln, Suite 205, Charlotte, NC 28227

File No.: TN-25-TD135883

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
NVR, Inc. t/a Ryan Homes, a Virginia Corporation 302 Innovation Drive, Suite 200 Franklin, TN 37067	NVR, Inc. t/a Ryan Homes, a Virginia Corporation 302 Innovation Drive, Suite 200 Franklin, TN 37067	149110C06500CO, 149110C06600CO, 149110C06700CO, 149110C06800CO, 149110C06900CO, 149110C07000CO

For and in consideration of the sum of SIX HUNDRED 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, **Green Trails, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **NVR, Inc. t/a Ryan Homes, a Virginia Corporation**, 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 Unit Nos 65, 66, 67, 68, 69 and 70 on the Plan of Fall Crest, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions for Fall Crest, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20241106-0086487, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the property conveyed to Green Trails, LLC, a Tennessee limited liability company by Special Warranty Deed from Starwood Properties Five, LLC, a Tennessee limited liability company successor-by-conversion to Starwood Properties Five, Limited Partnership dated July 12, 2022 and recorded July 13, 2022 in Instrument No. 20220713-0080331 in the Register's Office for Davidson County, Tennessee. Further being a portion of the property conveyed to Green Trails, LLC, a Tennessee limited liability company by Quitclaim Deed from Starwood Properties Five, LLC, a Tennessee limited liability company successor-by-conversion to Starwood

Properties Five, Limited Partnership dated August 20, 2024 and recorded August 21, 2024 in Instrument No. 20240821-0064270 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 5130, 5128, 5126, 5124, 5122 and 5120 Rice Road, 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 25th day of June, 2025.

Green Trails, LLC, a Tennessee Limited Liability Company

By: _____
Rick Deckbar, Chief Manager

STATE OF TENNESSEE.
COUNTY OF Williamson

Before me, SARAH WARING of the state and county mentioned, personally appeared Rick Deckbar, Chief Manager of Green Trails, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager of Green Trails, LLC, the within named bargainor, a Limited Liability Company, and that such Rick Deckbar, Chief Manager of Green Trails, LLC as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Chief Manager.

Witness my hand and seal this 25th day of June, 2025.

_____
Notary Signature

Printed Name: SARAH WARING

My commission expires: 8.23.2025

SARAH WARING
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 25 day of June, 2025.

Attorney/ Custodian

06/25/2025
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 25 day of June, 2025.

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

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY