SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1316499 DEEDWARRSP
08/29/2025 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,143.12
20250829-0069295

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,950.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 Day of August, 2025

Notary Public

MY COMMISSION EXPIRES: 1-26-28

(AFFIX SEAL)

HANNAH WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 1-26-28

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

File No.: TNS-25-NB6504

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kanethia Renea Johnson 229 Sapling Avenue Goodlettsville, TN 37072	Kanethia Renea Johnson 229 Sapling Avenue Goodlettsville, TN 37072	033030C07000CO

For and in consideration of the sum of THREE HUNDRED EIGHT THOUSAND NINE HUNDRED FIFTY 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 TA RYAN HOMES**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kanethia Renea Johnson, an 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. 70 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 part of the same property conveyed from Dry Creek, LLC, a Maryland Limited Liability Company DBA Dry-Creek - Natelli LLC to NVR, Inc., a Virginia Corporation T/A Ryan Homes by deed dated 01/08/2025 and recorded on 01/13/2025 as Instrument Number 20250113-0002594 in the Official Records of the Davidson County Register of Deeds.

This is improved property known as 229 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 28 day of AUGUST, 2025.

NVR, Inc. t/a Ryan Homes, a Virginia Corporation

BY: _____

Scott Stoianowski
Appointed Vice President

State of Tennessee
County of Davidson

I, Hannah West, a Notary Public for the said County and State, do hereby certify that Scott Stoianowski personally appeared before me this day and acknowledged that (s)he is the Appointed Vice President of NVR, Inc. t/a Ryan Homes, a Virginia Corporation, 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 28 day of AUGUST, 2025.

Hannah West Notary Public

My Commission Expires: 1-26-28

HANNAH WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2028

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 28 day of August, 2025.

Attorney/ Custodian

8/28/25
Date

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson TN

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 28 day of August, 2025.

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

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY