Karen Johnson Davidson County
Batch# 1339471 DEEDWARRSP
10/29/2025 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,437.45
20251029-0086190

SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ Massachusetts

COUNTY OF Bristol

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF 2025, 2025.

Notary Public

MY COMMISSION EXPIRES: April 6th, 2029

(AFFIX SEAL)

CRYSTAL LOUISA MELO NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES APRIL 6, 2029

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

File No.: TN-25-TD144537

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	052120B05200CO , 052120B05800CO and 052120B05900CO

For and in consideration of the sum of THREE HUNDRED EIGHTY EIGHT THOUSAND FIVE HUNDRED 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, **1201 Neelys Bend Road, 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 Lot Nos. 52, 58 and 59 on the Plan of Fox Valley Subdivision, Phase 2 - Final Plat, of record in Instrument No. 20250923-0075765, 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 1201 Neelys Bend Road, LLC, a Tennessee limited liability company by Special Warranty Deed from Conagra Foods Packaged Foods, LLC, a Delaware limited liability company dated May 28, 2014, and recorded in Instrument No. 20140528-0045771, in the Register's Office for Davidson County, Tennessee. Further being a portion of the property conveyed to 1201 Neelys Bend Road, LLC, a Tennessee limited liability company by Special Warranty Deed from William L. Conger A/K/A William Lester Conger dated November 17, 2014, and recorded in Instrument No. 20141124-0108251, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3218 Royal Hound Trail, 3246 Royal Hound Trail and 3250 Royal Hound Trail, Madison, TN 37115.

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 23rd day of October, 2025.

1201 Neelys Bend Road, LLC, a Tennessee Limited Liability Company

By: _____
Dennis DeGrazia, Manager

STATE OF Massachusetts
COUNTY OF Bristol

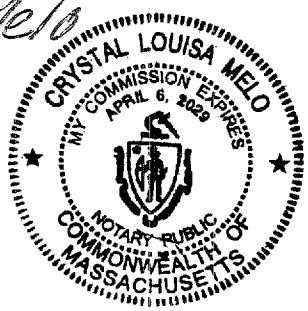
Before me, Dennis Andrew DeGrazia of the state and county mentioned, personally appeared Dennis DeGrazia, Manager of 1201 Neelys Bend Road, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of 1201 Neelys Bend Road, LLC, the within named bargainor, a Limited Liability Company, and that such Dennis DeGrazia, Manager of 1201 Neelys Bend Road, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal this 23rd day of October, 2025.

_____
Notary Signature

Printed Name: Crystal Louisa Melo

My commission expires: April 6, 2029



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 29 day of October, 2025.

Attorney/ Custodian

10/29/2025
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 29 day of October, 2025.

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

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY