Karen Johnson
Batch # 1341535
11/03/2025 11 03 08 AM
Fees $13 00 Taxes $1,887 17

Davidson County
DEEDWARRSP
2 pgs

20251103-0087297

SPECIAL

WARRANTY DEED

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

R, S, R
to

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,045 00

SR

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th Day of October, 2025

April Bradley

Notary Public

MY COMMISSION EXPIRES 4-25-2029

(AFFIX SEAL) APRIL N. BRADLEY NOTARY PUBLIC STATE OF TENNESSEE SMITH COUNTY

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

File No TNS-OST-NX3185

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Bailey Marie Wertz and David Harrison Johnson, Jr 4780 Dunfield Drive Antioch, TN 37013	Bailey Marie Wertz and David Harrison Johnson, Jr 4780 Dunfield Drive Antioch, TN 37013	182020B54000CO

For and in consideration of the sum of FIVE HUNDRED TEN THOUSAND FORTY FIVE 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 **Bailey Marie Wertz and David Harrison Johnson, Jr, wife and husband,** 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 540 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 the same/part of the same property conveyed to NVR, Inc , a Virginia corporation by Deed, dated July 14, 2025, from EGH Land Development, LLC, a Tennessee limited liability company, of record in Instrument No 202507150055760, Register's Office for Davidson County, Tennessee

This is improved property known as 4780 Dunfield Drive, 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 28 day of October, 2025

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

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., 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 October, 2025.

_____ Notary Public

My Commission Expires. 3/24/26

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