Karen Johnson Davidson County
Batch# 1345833 DEEDWARRSP
11/13/2025 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,916.60
20251113-0090652

SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ MA

COUNTY OF Bristol

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $518,000.00.

Affiant

SUBSCRIBED AND SWORN ~~TO~~ BEFORE ME, THIS THE 12th DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/21/2027

(AFFIX SEAL)

CRISTINA M DOBEM
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 21, 2027

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

File No.: TN-25-TD145625

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	052120B05500CO, 052120B05700CO, 052120B06100CO, and 052120B09000CO

For and in consideration of the sum of FIVE HUNDRED EIGHTEEN 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, **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 Lots No. 55, 57, 61 and 90 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 3234, 3242, 3258 and 3225 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 12th day of November, 2025.

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

By: _____
Dennis DeGrazia, Manager

STATE OF MA
COUNTY OF Bristol

Before me, Cristina DoBem 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 12th day of November, 2025.

_____
Notary Signature

Printed Name: Cristina DoBem

My commission expires: 10/21/2027

CRISTINA M DOBEM
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 21, 2027

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 13 day of November, 2025.

Attorney/ Custodian

11/13/2025
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 13 day of November, 2025.

Rachel Richard
Notary Public
My commission expires on: 01/18/2027

(seal)

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY