Karen Johnson Davidson County
Batch# 1351514 DEEDWARRSP
11/26/2025 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $440.30
20251126-0094552

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF November, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/17/2029

(AFFIX SEAL)

EMMA NIEMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/17/2029
COUNTY OF RUTHERFORD

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

File No.: TN-25-TD146468

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	182020B59700CO

For and in consideration of the sum of ONE HUNDRED NINETEEN 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, **EGH Land Development, 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 No. 597 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 part of the same property conveyed to EGH Land Development, LLC by Special Warranty Deed, dated May 28, 2021, from Evergreen Hills, G.P., a Tennessee general partnership, of record in Instrument No. 20210602-0073703, Register's Office for Davidson County, Tennessee.

This is improved property known as 4759 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 24 day of November, 2025.

EGH Land Development, LLC, a Tennessee Limited Liability Company

By: Jami K Averwata
Jami K. Averwater, Authorized Representative

STATE OF TENNESSEE
COUNTY OF Rutherford

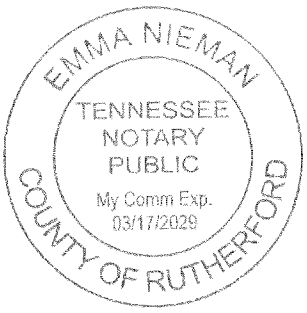
Before me, Emma Nieman of the state and county mentioned, personally appeared Jami K. Averwater, Authorized Representative of EGH Land Development, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of EGH Land Development, LLC, the within named bargainor, a Limited Liability Company, and that such Jami K. Averwater, Authorized Representative of EGH Land Development, LLC as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Representative.

Witness my hand and seal this 24 day of November, 2025.

Emma Nieman
Notary Signature

Printed Name: Emma Nieman

My commission expires: 03/17/2029



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 25 day of November, 2025.

Attorney/ Custodian

11/25/2025
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 November, 2025.

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

(seal)

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY