Karen Johnson Davidson County
Batch# 1366339 DEEDWARRSP
01/06/2026 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $325.99
20260106-0001167

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,104.83.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 2026.

Notary Public

MY COMMISSION EXPIRES: 8-5-2029

(AFFIX SEAL)

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

File No.: TN-25-TD148628

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	050020E20200CO

For and in consideration of the sum of EIGHTY EIGHT THOUSAND ONE HUNDRED FOUR AND 83/100, 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, **Thornton Grove Green, LLC, a Delaware 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. 202 on the Plan of Final Plat, Thornton Grove PUD, Phase 3A, of record in Instrument No. 20220420-0045367, 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 to Thornton Grove Green, LLC, a Delaware limited liability company, by (i) Special Warranty Deed from Ewing Creek Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20180329-0029387; (ii) Special Warranty Deed from Thomas Fite Cone, Trustee of (a) the Susan Cone Trust, (b) the Thomas F. Cone Trust for Catherine Cone, (c) the Thomas F. Cone Trust for Thomas Cone III, and (d) the Thomas F. Cone Trust for Emily Cone, of record in Instrument No. 20180329-0029388; (iii) Special Warranty Deed from Martha Cone Beck and Argent Trust Company of Tennessee, Co-Trustees of the Martha Cone Beck and Martha Cone Beck Children's Trust, of record in Instrument No. 20180329-0029389; (iv) Special Warranty Deed from Brick Church Properties Limited Partnership, a Tennessee limited partnership, of record in Instrument No. 20180329-0029390; (v) Quitclaim Deed from all parties set forth in clauses (i) through (iv) above, of record in Instrument No. 20180329-0029391, all Deeds set forth in clauses (i) through (v) above dated March 28, 2018; and further conveyed by Quitclaim Deed for Combining Property Into One Map and Parcel Number, of record

in Instrument No. 20191017-0106509, signed October 10, 2019, all of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3004 Sapgate Lane, Nashville, TN 37207.

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 5 day of January, 2026.

Thornton Grove Green, LLC, a Delaware Limited Liability Company

By: _____
Frank Cartolano, Authorized Agent

STATE OF Connecticut
COUNTY OF Fairfield

Before me, Alexa Arpaia of the state and county mentioned, personally appeared Frank Cartolano, Authorized Agent of Thornton Grove Green, 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 Agent of Thornton Grove Green, LLC, the within named bargainor, a Limited Liability Company, and that such Frank Cartolano, Authorized Agent of Thornton Grove Green, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal this 5 day of January, 2026.

_____
Notary Signature

Printed Name: Alexa Arpaia

My commission expires: Dec 31, 2027

ALEXA ARPAIA
NOTARY PUBLIC
FAIRFIELD COUNTY
My Commission Expires Dec. 31, 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 6th day of January, 2026.

Attorney/ Custodian

01/06/2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Sarah Waring, 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 6th day of January, 2026.

Notary Public
My commission expires on: 8-5-2029

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(seal)