Karen Johnson Davidson County
Batch# 1373318 DEEDWARRSP
01/29/2026 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,200.43
20260129-0006304

SPECIAL
WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,440.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 Day of January, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

File No.: TNS-OST-NB4575

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Danielle Kate Erikson and Connor Grant Gilliland 306 Brightsmith Lane Goodlettsville, TN 37072	Danielle Kate Erikson and Connor Grant Gilliland 306 Brightsmith Lane Goodlettsville, TN 37072	033030C00300CO

For and in consideration of the sum of THREE HUNDRED TWENTY FOUR THOUSAND FOUR HUNDRED FORTY 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 **Danielle Kate Erikson, and Connor Grant Gilliland 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. 3 on the Plan of Final Plat, Cedarside at Dry Creek Subdivision, Phase 1 of record in Instrument No. 20250326-0022588, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to NVR, Inc., a Virginia corporation, by Special Warranty Deed dated October 17, 2025, from Dry Creek, LLC, a Maryland limited liability company DBA Dry-Creek - Natelli, LLC of record in Instrument No. 202510210083791, Register's Office for Davidson County, Tennessee.

This is improved property known as 306 Brightsmith Lane, Goodlettsville, TN 37072.

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 20 day of January, 2026.

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

BY: _____

Scott Stoianowski
Appointed Vice President

State of Tennessee
County of Davidson

I, Danielle Chandler, a Notary Public for the said County and State, do hereby certify that Scott Stoianowski 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 20 day of January, 2026.

_____ Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 24, 2026

My Commission Expires: 3/24/26

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Andrew Suzave, 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 January 20, 2026.

Date

Affiant Signature

January 23, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of January, 2026.

Notary's Signature

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

My Commission Expires: _____

Date

Notary's Seal (if on paper)