Karen Johnson Davidson County
Batch# 1374502 DEEDWARRSP
01/30/2026 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,345.95
20260130-0006738

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,770.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 Day of January, 2026. Notary Public MY COMMISSION EXPIRES: 3/12/29 (AFFIX SEAL)

DESIREE SAILEMA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/12/2029
WILLIAMSON COUNTY

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

File No.: TNS-OST-NX4715

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Puspa R. Nepal and Leela Devi Mongar 445 Audusson Drive Antioch, TN 37013	Puspa R. Nepal and Leela Devi Mongar 445 Audusson Drive Antioch, TN 37013	182020C21000CO

For and in consideration of the sum of THREE HUNDRED SIXTY THREE THOUSAND SEVEN HUNDRED SEVENTY 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 **Puspa R. Nepal, an unmarried man, and Leela Devi Mongar, an unmarried woman, as tenants in common with rights of survivorship,** 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. 210 on the Plan of Phase 2 Evergreen Hills, of record in Instrument No. 20241104-0085531, 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 October 14, 2025, from EGH Land Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20251014-0081780, Register's Office for Davidson County, Tennessee.

This is improved property known as 445 Audusson 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 16 day of January, 2026.

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 16 day of January, 2026.

_____ Notary Public

My Commission Expires: 3/24/26

DANIELLE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MARCH 24, 2026

Tennessee Certification of Electronic Document

I, Desiree Sailema, 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 01/16/26 (date of document).

Affiant Signature

01/27/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 02.20.2028

NOTARY'S SEAL

TIM STILLINGS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/20/2028
WILLIAMSON COUNTY