Karen Johnson Davidson County
Batch# 1383769 DEEDWARRSP
02/20/2026 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,447.13
20260220-0013702

SPECIAL

WARRANTY DEED

HANNAH WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2028

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,115.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 Day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 1/26/28

(AFFIX SEAL)

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

File No.: TNS-25-NB5275

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Grady Garrett Vanoer and Erica Toomey Vanoer 3258 Royal Hound Trail Madison, TN 37115	Grady Garrett Vanoer and Erica Toomey Vanoer 3258 Royal Hound Trail Madison, TN 37115	052120B06100CO

For and in consideration of the sum of THREE HUNDRED NINETY ONE THOUSAND ONE HUNDRED FIFTEEN 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 **Grady Garrett. Vanoer, and Erica Toomey. Vanoer, husband and wife,** 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. 61 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 the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed from 1201 Neelys Bend Road, LLC, a Tennessee limited liability company, dated November 2, 2025, and recorded in Instrument No. 20251113-0090652 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3258 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 20 day of February, 2026.

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

BY: _____

Scott Stoianowski
Appointed Vice President

State of Tennessee
County of Davidson

I, _____, 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 February, 2026.

_____ Notary Public

My Commission Expires: 1/26/28

HANNAH WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2028

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 20 day of February, 2026.

Attorney/ Custodian

2/20/26
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 20 day of February 2026.

Notary Public
My commission expires on: 8-15-2029

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(seal)