SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1384877 DEEDWARRSP
02/24/2026 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,978.97
20260224-0014529

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,857.00.

Andre Rowlett
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-5-29

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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

File No.: TNS-OST-NX4835

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Andre Rowlett and Tara Rowlett 4529 Emerson Hills Antioch, TN 37013	Andre Rowlett and Tara Rowlett 4529 Emerson Hills Antioch, TN 37013	182020B62900CO

For and in consideration of the sum of FIVE HUNDRED THIRTY FOUR THOUSAND EIGHT HUNDRED FIFTY SEVEN 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 **Andre Rowlett, and Tara Rowlett, a married couple**, 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. 629 on the Plan of Emerson Hills (formerly Evergreen Hills), Phase 7, of record in Instrument No. 20220525-0060834, Register's Office for Davidson 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 November 4, 2025, from EGH Land Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20251106-0088521, Register's Office for Davidson County, Tennessee.

This is improved property known as 4529 Emerson Hills, 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 19 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, 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 19 day of Feb, 2026.

_____ Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 24, 2028

My Commission Expires: 3/24/28

Certificate of Authenticity

I, Holly A. Mason, 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 February 23, 2026.

Affiant Signature

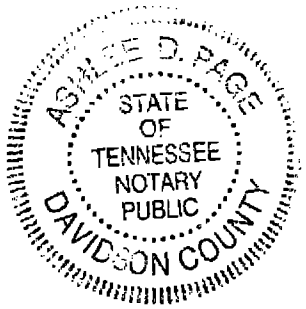
2/23/26
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026