Karen Johnson Davidson County
Batch# 1401486 DEEDWARRSP
04/02/2026 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $314.50
20260402-0026842

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 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.: N/A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dry Creek, LLC, a Maryland Limited Liability Company 506 Main Street, Suite 300 Gaithersburg, MD 20878	NEW OWNER	033030C05500CO

For and in consideration of the sum of EIGHTY FIVE THOUSAND 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 **Dry Creek, LLC, a Maryland Limited Liability Company, DBA Dry-Creek-Natelli, LLC**, 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 Lots No. 55 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 a portion of the property conveyed to NVR, Inc. T/A Ryan Homes, a Virginia Corporation from Dry Creek, LLC, a Maryland limited liability company, by Special Warranty Deed of record in Instrument No. 20251229-0102325, Register's Office for Davidson County.

This is improved property known as 323 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 1st day of April, 2026.

NVR, Inc. T/A Ryan Homes, a Virginia Corporation

By: _____
Scott Stoianowski
Appointed Vice President

STATE OF Tennessee
COUNTY OF Williamson

Before me, SARAH WARING of the state and county mentioned, personally appeared Scott Stoianowski as Appointed Vice President of NVR, Inc. T/A Ryan Homes, a Virginia Corporation 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 Appointed Vice President of NVR, Inc. T/A Ryan Homes, a Virginia Corporation, the within named bargainor, and that such Scott Stoianowski as Appointed Vice President of NVR, Inc. T/A Ryan Homes, a Virginia Corporation, executed the foregoing instrument for the purpose therein contained, by personally signing on behalf of the corporation.

Witness my hand and seal this 1st day of April, 2026.

_____
Notary Signature

Printed Name: SARAH WARING

My commission expires: 8.5.2029

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 1st day of April, 2026.

Attorney/ Custodian

04/01/2026
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 1st day of April, 2026.

Notary Public

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(seal)

My commission expires on: 8-5-2029