#17903

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

SPECIAL

WARRANTY DEED

Karen Johnson
Batch # 1412040
04/28/2026 10:03:53 AM
Fees: $13.00 Taxes: $1,554.56

Davidson County
DEEDWARRSP
2 pgs

20260428-0036833

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,150.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 Day of APRIL 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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

File No.: TNS-OST-NX6055

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ali Emad Khoshnow 8057 Marchwood Boulevard Antioch, TN 37013	Ali Emad Khoshnow 8057 Marchwood Boulevard Antioch, TN 37013	182020C23100CO

For and in consideration of the sum of FOUR HUNDRED TWENTY THOUSAND ONE HUNDRED FIFTY 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 **Ali Emad Khoshnow, an unmarried person,** 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. 231 on the Plan of Phase 2 Evergreen Hills, of record in Instrument No. 20241104-0085531, Registers 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 January 20, 2026, from EGH Land Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20260123-0005799, Register's Office for Davidson County, Tennessee.

This is improved property known as 8057 Marchwood Boulevard, 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 23 day of April, 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 23 day of April, 2026.

_____ Notary Public

My Commission Expires: 3/26/2030

DANIELLE CHANDLER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES
3/26/2030