Karen Johnson Davidson County
Batch# 1426414 DEEDWARRSP
05/28/2026 12:59:30 PM 4 pgs
Fees: $23.00 Taxes: $1,220.96
20260528-0048441

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,990.00. S. Jamison Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 Day of May 2026. Notary Public MY COMMISSION EXPIRES: 01/18/2027 (AFFIX SEAL)

RACHEL RICHARD
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.: TNS-CASH-NX1346

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Poplar Realty Services, LLC 228 Poplar Loop Antioch, TN 37013	Poplar Realty Services, LLC 228 Poplar Loop Antioch, TN 37013	149110C02300CO

For and in consideration of the sum of THREE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED NINETY 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 **Poplar Realty Services, LLC, a Tennessee Limited Liability Company,** 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 Unit No. 23 on the Plan of Fall Crest, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions for Fall Crest, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20241106-0086487, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the property conveyed to NVR, Inc., a Virginia corporation by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company dated November 25, 2025, in Instrument No. 20251126-0094547 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 304 Poplar Loop, 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 28 day of May, 2026.

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

BY: _____

Stephen Power
Appointed Vice President

State of Tennessee
County of Williamson

I, Rachel Richard, 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 28 day of May, 2026.

_____ Notary Public

My Commission Expires: 01/18/2027

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF LLC
RESOLUTION AUTHORIZING
PURCHASE OF REAL PROPERTY

I, Jayakanthan Sivasankaran, as Manager of Advanta Trust Company, Inc. a Custodian FBO IRA #8016152 who is the Sole Member of Poplar Realty Services LLC, (the "Company"), a Tennessee limited liability company, organized and existing by virtue of the laws of the State of Wyoming, and having its principal place of business at 116 Agnes Road, Suite 200, Knoxville, TN 37919 hereby certifies the following is a true copy of a resolution adopted by the Sole Member of the Company without a meeting, that such resolution is now in full force and effect, and is in accordance with the provisions of the charter and by-laws of the Company.

RESOLVED: That the Company contracted to purchase that certain piece, parcel or tract of real property commonly known as 304 Poplar Loop, Antioch, TN 37013 (the "Property"), from NVR, Inc. a Virginia corporation T/A Ryan Homes; and

RESOLVED: That the terms, covenants, and conditions of the contract to purchase the Property are hereby ratified; and

RESOLVED: That Jayakanthan Sivasankaran, as Manager of Advanta Trust Company, Inc. a Custodian FBO IRA #8016152 who is the Sole Member of Poplar Realty Services LLC, is hereby authorized to execute any and all documents required to close and complete the purchase of the Property; and

RESOLVED: That Jayakanthan Sivasankaran, as Manager of Advanta Trust Company, Inc. a Custodian FBO IRA #8016152 who is the Sole Member of Poplar Realty Services LLC is hereby authorized to take any other further and different action, in the name of the Company, which may be required, prudent, or proper to complete the purchase of the Property.

I hereby certify that this Company is in good standing with the State of Tennessee, and any other jurisdiction in which it may conduct business, and that the Company has the power to take the action called for by the foregoing resolution.

This is the 28 day of May, 2026

Poplar Realty Services LLC, a Tennessee limited liability company

By: Advanta Trust Company, Inc. a Custodian FBO IRA #8016152 as Sole Member
By: _____
Jayakanthan Sivasankaran, Manager

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, Jennifer Schubring, 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 28 day of May, 2026.

Jennifer Schubring
Attorney/ Custodian
05/28/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Rachel Richard, a Notary Public for this county and state, Jennifer Schubring who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 28 day of May, 2026.

Rachel Richard
Notary Public
My commission expires on: 01/18/2027

RACHEL RICHARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (seal)

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