Karen Johnson Davidson County
Batch# 1427466 DEEDWARRSP
06/03/2026 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,047.06
20260603-0049873

**SPECIAL**

**WARRANTY DEED**

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,990.00.

Ian Alspaugh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 Day of June 2026.

Rachel Richard
Notary Public

MY COMMISSION EXPIRES: 01/18/2027

(AFFIX SEAL)

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

File No.: TNS-26-NX1016

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Ian Alspaugh<br>242 Poplar Loop<br>Antioch, TN 37013 | Ian Alspaugh<br>242 Poplar Loop<br>Antioch, TN 37013 | 149110C06100CO |

For and in consideration of the sum of TWO HUNDRED EIGHTY TWO 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 **Ian Alspaugh, an unmarried man,** 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. 61 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 February 23, 2026, in Instrument No. 20260225-0015016 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 242 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 1 day of June, 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 1 day of June, 2026.

_____ Notary Public

My Commission Expires: 01/18/2027

RACHEL RICHARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

# 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 1 day of June, 2026.

Jennifer Schubring
**Attorney/ Custodian**
06/01/2026

**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 1 day of June, 2026.

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

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(seal)