Karen Johnson Davidson County
Batch# 1435712 DEEDWARRSP
06/18/2026 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,541.33
20260618-0055283

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 $416,575.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 Day of June 2026

Notary Public

MY COMMISSION EXPIRES: 01/18/2029

(AFFIX SEAL)

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

File No.: TNS-26-NX0556

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Dakota Christian Payne and Lindsey Nicole Payne 532 Bayonne Drive Antioch, TN 37013	Dakota Christian Payne and Lindsey Nicole Payne 532 Bayonne Drive Antioch, TN 37013	182020C19400CO

For and in consideration of the sum of FOUR HUNDRED SIXTEEN THOUSAND FIVE HUNDRED SEVENTY FIVE 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 **Dakota Christian Payne and Lindsey Nicole Payne, husband and wife,** 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. 194 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 March 20, 2026, from EGH Land Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20260324-0023093, Register's Office for Davidson County, Tennessee.

This is improved property known as 532 Bayonne Drive, Antioch, TN 37013.

INDEMNITY: I AGREE TO PAY ON DEMAND TO THE PURCHASERS AND/OR LENDER AND/OR TITLE COMPANIES (INCLUDING THE UNDERWRITING TITLE INSURANCE COMPANY) IN THIS TRANSACTION, THEIR SUCCESSORS AND ASSIGNS, ALL AMOUNTS SECURED BY ANY AND ALL LIENS, CLAIMS, OR RIGHTS ORIGINATING FROM THE PERFORMANCE OF WORK OR SUPPLYING OF MATERIALS ON BEHALF OF NVR, INC. SHOWN OR NOT SHOWN ABOVE, TOGETHER WITH ALL COSTS, LOSS AND ATTORNEY'S FEES THAT SAID PARTIES MAY INCUR IN CONNECTION WITH SUCH LIENS, PROVIDED SAID LIENS, CLAIMS, OR RIGHTS EITHER CURRENTLY APPLY TO SUCH PROPERTY, OR A PART THEREOF, OR ARE SUBSEQUENTLY ESTABLISHED AGAINST SAID PROPERTY AND ARE CREATED BY ME, KNOWN BY ME OR HAVE AN INCEPTION OR ATTACHMENT DATE PRIOR TO THE CLOSING OF THIS TRANSACTION AND RECORDING OF THE DEED AND/OR MORTGAGE.

Date: 06/17/2026

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

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17 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 17 day of June, 2026.

Jennifer Schubring
Attorney/ Custodian
06/17/2026

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 17 day of June, 2026.

Rachel Richard
Notary Public
My commission expires on: 01/15/2027

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