Karen Johnson Davidson County
Batch# 1451768 DEEDWARRSP
07/27/2026 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,668.61
20260727-0068031

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,975.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/26/2030

(AFFIX SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:

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

File No.: TNS-26-NX0986

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Jennifer Garcia and Jessica Garcia<br>428 Audusson Drive<br>Antioch, TN 37013 | Jennifer Garcia and Jessica Garcia<br>428 Audusson Drive<br>Antioch, TN 37013 | 182020C21800CO |

For and in consideration of the sum of FOUR HUNDRED FIFTY THOUSAND NINE 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 **Jennifer Garcia, an unmarried woman, and Jessica Garcia, a married woman, as tenants in common,** 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. 218 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 May 4, 2026, from EGH Land Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20260505-0040519, Register's Office for Davidson County, Tennessee.

This is improved property known as 428 Audusson Drive, 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 27 day of July, 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 27 day of July, 2026.

_____ Notary Public

My Commission Expires: 3/24/2030

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES:

# 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 27th day of July, 2026.

Danielle Chandler
**Attorney/ Custodian**

07/27/2026
**Date**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, Rachel Richard, 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 27th day of July, 2026.

Rachel Richard
**Notary Public**

My commission expires on: 01/18/2027

RACHEL RICHARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(seal)