Karen Johnson Davidson County
Batch# 1468603 DEEDWARRSP
09/03/2026 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20260903-0082172

SPECIAL WARRANTY DEED

STATE OF MARYLAND

COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant Michael J. Natelli, Authorized Person

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August, 2026.

JUSTIN GOOD NOTARY PUBLIC FREDERICK COUNTY, MD

Notary Public

MY COMMISSION EXPIRES: 4/11/2030

(AFFIX SEAL)

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

File No.: TN-26-TD165480

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
NVR, Inc. t/a Ryan Homes, a Virginia Corporation 302 Innovation Drive, Suite 200 Franklin, TN 37067	NVR, Inc. t/a Ryan Homes, a Virginia Corporation 302 Innovation Drive, Suite 200 Franklin, TN 37067	033030C01300CO, 033030C01400CO, 033030C01500CO, 033030C01600CO, 033030C01700CO and 033030C01800CO

For and in consideration of the sum of FIVE HUNDRED TEN THOUSAND 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, **Dry Creek, LLC, a Maryland Limited Liability Company, DBA Dry-Creek-Natelli, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **NVR, Inc. t/a Ryan Homes, a Virginia Corporation**, 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 Nos. 13, 14, 15, 16, 17 and 18 on the Plan of Final Plat, Cedarside at Dry Creek Subdivision, Phase 1 of record in Instrument No. 20250326-0022588, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the property conveyed to Dry Creek, LLC, a Maryland limited liability company, from Terry E. Wilkes and Fred Hix by Warranty Deed of record in Instrument No. 20210813-0109575 and Quitclaim Deed of record in Instrument No. 20210914-0123325 Register's Office for Davidson County.

This is improved property known as 130, 128, 126, 124, 122 and 120 Branchwood Court, Goodlettsville, TN 37072.

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 August, 2026.

Dry Creek, LLC, a Maryland Limited Liability Company, DBA Dry-Creek-Natelli, LLC

By: _____
Michael J. Natelli, Authorized Person

STATE OF MARYLAND
COUNTY OF Montgomery

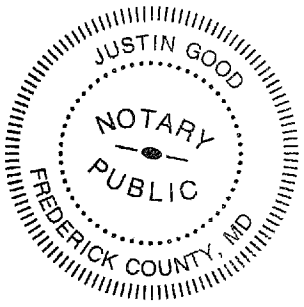
Before me, Justin Good of the state and county mentioned, personally appeared Michael J. Natelli, Authorized Person of Dry Creek, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Person of Dry Creek, LLC, the within named bargainor, a Limited Liability Company, and that such Michael J. Natelli, Authorized Person of Dry Creek, LLC as such Authorized Person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Person.

Witness my hand and seal this 28 day of August, 2026.

_____
Notary Signature

Printed Name: Justin Good

My commission expires: 4/11/2030



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 1st day of September, 2026.

Attorney/ Custodian

09/01/2026

Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Sarah Waring, 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 1st day of September 2026.

Notary Public
My commission expires on: 8.5.2029

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(seal)