Karen Johnson Davidson County
Batch# 1474460 DEEDWARRSP
09/16/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20260916-0086405

SPECIAL WARRANTY DEED



STATE OF ~~TENNESSEE~~ MASSACHUSETTS

COUNTY OF BRISTOL

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 3.25.2033

(AFFIX SEAL)

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

File No.: TN-26-TD166362

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	052120B09500CO, 052120B09900CO, 052120B10100CO and 052120B10500CO

For and in consideration of the sum of FIVE HUNDRED TWENTY 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, **1201 Neelys Bend Road, LLC, a Tennessee Limited Liability Company**, 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. 95, 99, 101 and 105 on the Plan of Fox Valley Subdivision, Phase 3 - Final Plat, of record in Instrument No. 20260528-0048383, 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 1201 Neelys Bend Road, LLC, a Tennessee limited liability company by Special Warranty Deed from Conagra Foods Packaged Foods, LLC, a Delaware limited liability company dated May 27, 2014 and recorded in Instrument No. 20140528-0045771, in the Register's Office for Davidson County, Tennessee. Further being a portion of the property conveyed to 1201 Neelys Bend Road, LLC, a Tennessee limited liability company by Special Warranty Deed from William L. Conger A/K/A William Lester Conger dated November 19, 2014 and recorded in Instrument No. 20141124-0108251, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3191 Red Fox Ridge, 549, 565 and 581 Canton Pass, Madison, TN 37115.

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 15TH day of SEPTEMBER, 2026.

1201 Neelys Bend Road, LLC, a Tennessee Limited Liability Company

By: _____
Dennis DeGrazia, Manager

STATE OF MASS
COUNTY OF BRISTOL

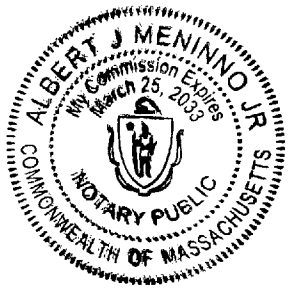
Before me, ALBERT J MENINNO JR of the state and county mentioned, personally appeared Dennis DeGrazia, Manager of 1201 Neelys Bend Road, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of 1201 Neelys Bend Road, LLC, the within named bargainor, a Limited Liability Company, and that such Dennis DeGrazia, Manager of 1201 Neelys Bend Road, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal this 15TH day of SEPTEMBER 2026.

_____
Notary Signature

Printed Name: ALBERT J MENINNO JR

My commission expires: 3.25.2033



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 15 day of Sept, 2026.

Danielle Chandler

Attorney/ Custodian

9-16-26

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 16 day of Sept, 2026.

Sarah Waring

Notary Public

My commission expires on: 8.5.2029

SARAH WARING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(seal)