WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035587 DEEDWARR
08/07/2023 03 03 37 PM 2 pgs
Fees $13 00 Taxes $1,221 00

20230807-0061117

BS-DTR-23-362-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 07/08/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Modern Investments, LLC	**New Owner**	
(NAME)	(NAME)	**119-03-0-107-00**
362 Wimpole Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-2654		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DTR HOMES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MODERN INVESTMENTS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land situated in Davidson County, Tennessee

Lot 77, Plan of Glencliff Estates, Section 5,, as shown on plat of record in Plat Book 2133, Page 21, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land

Said Lot No 77 fronts 111 feet on the southeasterly side of Wimpole Drive and extends back 219 3 feet on the northeasterly line and 212 feet on the southwesterly line to a dead line, measuring 75 feet thereon

Being the same property conveyed to Clarence Collett by Warranty deed from Elizabeth W Keaton, by Judy Hudson Collins, her Power of Attorney of record in Book 10242, page 111, Register's Office for Davidson County, Tennessee, dated October 28, 1996 and recorded on October 30, 1996

Said Clarence Collett has since become deceased, leaving Last Will and Testament filed for Probate in Will Book 11, Page 501, Chancery Court of Gibson County, Tennessee, and of record in Instrument Number 20140303-0017806, Register's Office for Davidson County, Tennessee, devising subject property to Jeff Curtis Collett and Greg Scott Collett

Being the same property conveyed to DTR Homes by Warranty deed from Jeff Curtis Collett and Greg Scott Collett of record in Instrument Number _____, Register's Office for Davidson County, Tennessee, dated 7/31/23 and recorded on 8-7-23 as 20230807-0061116

This conveyance is subject to
- Taxes for the year 2023
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 21, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 2102, Page 339, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **362 Wimpole Drive, Nashville, Tennessee 37211-2654**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this the 31st DAY OF JULY, 2023

DTR Homes, LLC

BY _____
Steven Loredo
Sole Member

STATE OF ~~TENNESSEE~~ MS
COUNTY OF ~~DAVIDSON~~ Lowndes

Before me, the undersigned Notary Public, personally appeared STEVEN LOREDO, 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 the SOLE MEMBER of DTR HOMES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE MEMBER

Witness my hand and official seal, this the 31st of July, 2023

Geraldine Boren
Notary Public
My Commission Expires 5/17/25
(SEAL)

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 49496
GERALDINE BOREN
Commission Expires
May 17, 2025
WEBSTER COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212