WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064842 DEEDWARR
10/26/2023 09:01:07 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20231026-0083758

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED THOUSAND AND 00/100 ($300,000.00)

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

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

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
DTR Homes, LLC (NAME)	**NEW OWNER** (NAME)	**147 04 0 037.00**
4800 Foley Drive Nashville, TN 37211 (ADDRESS)	(ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 24th day of October, 2023, the undersigned, **DIANE AUERWECK, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **DTR HOMES, LLC, A LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **4800 FOLEY DRIVE, NASHVILLE, TN 37211** and more particularly described as follows:

Land in Davidson County Tennessee, being Lot No. 72 on the Plan of Section Two, Beverly Heights, as of record in Plat Book 2331, Page 42, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Foley Drive, the common corner of Lots Nos. 72 and 73; thence Easterly with the line between said two Lots 181.2 to the common corner of Lots Nos. 71, 72, and 73; thence Northerly with the line between said Lots Nos. 71 and 72. 202 feet to a point in the Southerly margin of Wallace Road; thence Westerly with margin of the same 192.4 feet to the beginning of a curve; thence around said curve in a Southwesterly direction 40.16 feet to a point in the Easterly margin of said Foley Drive; thence Southerly with the margin of the same 191.75 feet to the point of beginning.

Being the same property conveyed to Diane Auerweck, by Quitclaim Deed from Diane Auerweck, Executrix for the Estate of Helen Elizabeth Auerweck, of record in Instrument No. 20200930-0112801, in the Register's Office of Davidson County, Tennessee, dated September 24, 2020 and recorded on September 30, 2020.

Being the same property conveyed to Kenneth Auerweck and Wife, Helen E. Auerweck, by Warranty Deed from George Shotwell and Wife, Geraldine A. Shotwell, of record in Book 4134, Page 592, in the Register's Office of Davidson County, Tennessee, dated May 16, 1967 and recorded on May 24, 1967. Order record in Instrument No. 20200930-0112799. The said Kenneth L. Auerweck died on November 07, 1998, then Auerweck Elizabeth Helen died February 18, 2020 testate.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-DTR-23-4800

devising subject property to Diane Auerweck. See Instrument No. 20200930-0112800, Davidson County Seventh Circuit Court.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 24th day of October, 2023.

GRANTOR: Diane Auerweck

Diane Auerweck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Diane Auerweck**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 24th day of October, 2023.

Notary Public

3/3/2026
My Commission Expires

REGINA C. HOCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026