WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064842 DEEDWARR
10/26/2023 09:01:07 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20231026-0083759

BS-DTR-23-4800-1

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 24th DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 01/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-09-2024

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)
Southern Star Investments, LLC	**New Owner**	
(NAME)	(NAME)	
6101 Cane Springs Road		**147-04-0-037-00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 **SOUTHERN STAR 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 in Davidson County, Tennessee, being Lot No. 72 on the Plan of Plan of Beverly Heights Section II of record in Plat Book 2331, Page 42, in the Register's Office for Davidson County, Tennessee, 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 feet to the common corner of 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 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, Register's Office for Davidson County, Tennessee, dated May 24, 1967 and recorded on May 24, 1967.

Kenneth L. Auerweck died in 1988, leaving Helen E. Auerweck as the surviving tenant by the entirety.

Helen Elizabeth Auerweck died February 18, 2020, her estate being administered through Davidson County Probate Court, Docket No. 20P729, subject property being devised to her daughter, Diane E. Auerweck by Codicil to Last Will and Testament of Helen E. Auerweck, recorded in Probate Court with a copy being recorded as Instrument No. 20200930-0112800, in the Register's Office for Davidson County, Tennessee.

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 Register's Office for Davidson County, Tennessee, dated September 24, 2020 and recorded on September 30, 2020.

Being the same property conveyed to DTR Homes, LLC, by Warranty Deed from Diane Auerweck, of record in Instrument No. 20231026-0083758 Register's Office for Davidson County, Tennessee, dated October 24, 2023.

This conveyance is subject to:
- Taxes for the year 2023 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 42, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2440, Page 199, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4800 Foley Drive, Nashville, Tennessee 37211-4826**.

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 24th DAY OF OCTOBER, 2023.

DTR Homes, LLC

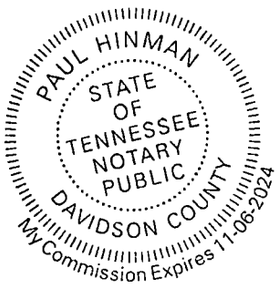
BY: _____
Steven Loredo
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN LOREDO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of DTR HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th of October, 2023.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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