Karen Johnson
Batch # 1100994
02/14/2024 09:54:57 AM
Fees: $13.00 Taxes: $1,702.00

20240214-0010218

Davidson County
DEEDWARR
2 pgs

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Exp. 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)
DTR Homes, LLC	**New Owner**	
(NAME) **4186 El Dorado St**	(NAME)	**105-05-0-233.00**
(ADDRESS) **Riverside, CA 92501**	(ADDRESS)	
(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, **EQUITY TRUST COMPANY, CUSTODIAN FBO CHRISTOPHER KOCH IRA Z139497,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DTR HOMES, 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. 85 on the Plan of A.B. Hills Subdivision of the Plant Lands of record in Plat Book 332, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Equity Trust Company, custodian FBO Christopher Koch IRA Z139497, as to an undivided 75% (Seventy-Five Percent) interest and Cumberland Property Investments LLC, a Tennessee Limited Liability Company as to an undivided 25% (Twenty-Five Percent) interest by Warranty Deed from Carol S. Smith, unmarried of record in Instrument No. 20150407-0030412 Register's Office for Davidson County, Tennessee, dated April 3, 2015 and recorded on April 7, 2015 and Corrective Warranty Deed recorded on December 15, 2015 in Instrument No. 20151215-0126122.

Being the same property conveyed to Premier Realty Trust LLC, a Tennessee limited liability company by Quitclaim Deed from Cumberland Property Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20151228-0129691 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 28, 2015.

Being the same property conveyed to Equity Trust Company, Custodian FBO Christopher Koch IRA Z139497 by Quitclaim Deed from Premier Reality Trust LLC, a Tennessee limited liability company of record in Instrument No. 20170811-0082671 Register's Office for Davidson County, Tennessee, dated August 10, 2017 and recorded on August 11, 2017.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 65, 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: **1105 Summit Ave, Nashville, Tennessee 37203**.

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 12th DAY OF FEBRUARY, 2024.

Equity Trust Company, Custodian FBO Christopher Koch IRA Z139497

BY: Amber Baraona

Amber Baraona
Corporate Alternate Signer

STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ CUYAHOGA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amber Baraona , of EQUITY TRUST COMPANY, CUSTODIAN FBO CHRISTOPHER KOCH IRA Z139497, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of February, 2024.

Notary Public
My Commission Expires: October 2, 2027
(SEAL)



KELSEY BUHRMAN
Notary Public
State of Ohio
My Comm. Expires
October 2, 2027

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