WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

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

BS-DTR-24-1105-1

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1100994
02/14/2024 09:54:57 AM
Fees: $13.00 Taxes: $1,813.00

Davidson County
DEEDWARR
2 pgs

20240214-0010219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Herwigs Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**105-05-0-233.00**
30 Burton Hills Blvd. STE 250		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **HERWIGS HOLDINGS, 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.

Being the same property conveyed to DTR Homes, LLC by Warranty Deed from Equity Trust Company, Custodian FBO Christopher Koch IRA Z139497 of record in Instrument No. 20240214-0010218 Register's Office for Davidson County, Tennessee, dated _____ and recorded on 2-14-24

This conveyance is subject to:
- 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.

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 12th of February, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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