WARRANTY DEED

Karen Johnson
Batch # 1116549
03/28/2024 03:07:49 PM
Fees: $13.00 Taxes: $2,775.00

Davidson County
DEEDWARR
2 pgs

20240328-0021796

JM-P-24-545-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(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)
BTS Real Estate, LLC	**NEW OWNER**	
(NAME)	(NAME)	**083-07-0-296.00**
5016 Centennial Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, A ~~CALIFORNIA~~ LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BTS REAL ESTATE, LLC. A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

TN
SL

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Rolling Acres, McNabb's Subdivision of Tillman Property of record in Plat Book 1130, Page 34, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the South margin of Eastland Avenue at the corner of Lots Nos. 7 and 8; thence with the line between said lots, Southerly 176 feet to the corner of Lot No. 9; thence with the line between Lots No. 8 and 9, Westerly 150 feet to the East margin of Skyview Drive; thence with the margin of the same Northerly 138.4 feet to the beginning of a curve; thence around said curve in a Northeasterly direction 43.9 feet to the South margin of Eastland Avenue; thence with the margin of said avenue Easterly 99 feet to the beginning

Being the same property conveyed to The Jedidiah Custer Bradley Trust dated December 27, 2011 by Quitclaim Deed from Jedidiah Custer Bradley, an unmarried man of record in Instrument No. 20190410-0032865 Register's Office for Davidson County, Tennessee, dated April 09, 2019 and recorded on April 10, 2019.

Further being the same property conveyed to DTR Homes, LLC by Warranty Deed from Jedidiah Custer Bradley, Trustee of The Jedidiah Custer Bradley Trust dated December 27, 2011 of record in Instrument No. 20240328-0021795, Register's Office for Davidson County, Tennessee, dated March 22, 2024 and recorded on 3-28-24.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Plan of record in Plat Book 1130, Page 34, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1140, Page 182 and Book 1181, Page 401, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6472, Page 516, 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: **545 Skyview Dr, Nashville, Tennessee 37206**.

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 22nd DAY OF MARCH, 2024.

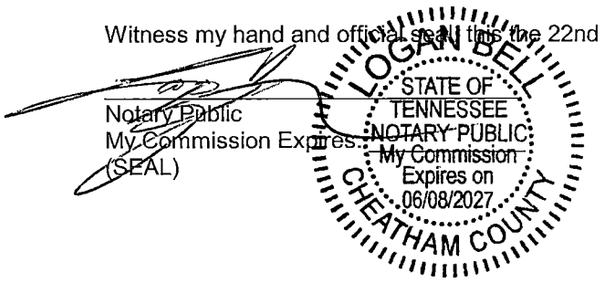
DTR Homes, LLC

BY: _____
Steven Loredo
Member/Manager

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 MEMBER/MANAGER of DTR HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER/MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 22nd of March, 2024.



Notary Public
My Commission Expires:
(SEAL)

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