WARRANTY DEED

Karen Johnson Davidson County
Batch # 1127733 DEEDWARR
04/26/2024 10:24:17 AM 2 pgs
Fees: $13.00 Taxes: $2,386.50

20240426-0030324

BS-DTR-24-6544-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 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

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)
Nashville Metro Holdings, LLC	**New Owner**	
(NAME)	(NAME)	**172-09-0A-072.00-CO**
3000 Meridian Blvd., Ste. 140		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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 **NASHVILLE METRO 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. 72 on the Plan of Banbury Crossing, Section 2, of record in Plat Book 9700, Page (s) 605 through 609, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tiffanie L. Tate-Moore and husband, Alfred Moore, Jr. by Warranty Deed from The Jones Company of Tennessee, L.L.C. of record in Instrument No. 20040819-0100331 Register's Office for Davidson County, Tennessee, dated August 17, 2004 and recorded on August 19, 2004.

Being the same property conveyed to DTR Homes, LLC, a California limited liability company by Warranty Deed from Tiffanie L. Tate-Moore and husband, Alfred Moore, Jr. of record in Instrument No.20240426 0030318 Register's Office for Davidson County, Tennessee, dated April 24, 2024.

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 9700, Page (s) 605 through 609, Inclusive, as corrected in Book 10970, Page 943, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 549, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10369, Page 48, Book 10962, Page 516, Book 10970, Page 943, Book 11218, Page 180, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee
- Restrictions set out in Deed(s) of record in Book 4148, Pages 75, 196, 247, 254, 261, 264 and 292, and Book 4693, Page 690, in the Register's Office for Davidson County, Tennessee
- By-Laws of record in Instrument No. 20020610-0070239, Register's Office for Davidson County, Tennessee.
- Charter for Banbury Crossing Homeowners Association, Inc. of record in Book 11187, Page 575, Register's Office for Davidson County, Tennessee.
- Joint Driveway Maintenance Agreement of record in Instrument No. 20040611-0069453, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement(s) of record in Book 1174, Page 153, Book 2438, Page 392 and Book 2438, Page 460, Register's Office for Davidson County, Tennessee.
- Right of Way Easement contained in Deed of record in Book 2930, Page 71, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10633, Page 330, Register's Office for Davidson County, Tennessee.

- Deed of Conveyance to Metro Government for Water and Sewerage Services of record in Book 11497, Page 542, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10219, Page 518, 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: **6544 Banbury Crossing, Brentwood, Tennessee 37027**.

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 APRIL, 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 24th of April, 2024.

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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