This Instrument Prepared By
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch # 1218846 DEEDWARR
12/26/2024 08 48 41 AM 2 pgs
Fees $13 00 Taxes $1,147 00
20241226-0099375

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Adan Josue Hernandez Espinoza **213 Manzano Road** **Madison, Tennessee 37115**	**First Horizon Bank,** **12195 Metro Parkway** **Fort Myers, Florida 33966**	MAP **082** GROUP **04 0** PARCEL **059.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

DHB R LLC, a Wyoming Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Adan Josue Hernandez Espinoza
And
Jennifer Maria Ramos Castro, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19, on the plan of Arrowhead Estates, Section One, revised, which plan appears of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee; to which plan reference is hereby made for a complete and accurate description of said property.

Being the same property conveyed to Larry Cox by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., as Substitute Trustee for EnTrust Title Group, Trustee, dated January 29, 2024 and filed of record February 1, 2024 in Instrument No. 20240201-0007146, Register's Office for Davidson County, Tennessee. Further conveyed by Quitclaim Deed to DHB R LLC, a 25% undivided interest and L&L TN R LLC, a 25% undivided interest and Stephen Lazarus, a 25% undivided interest and VIP Transport LLC, a 25% undivided interest, dated May 10, 2024 and filed of record May 10, 2024 in Instrument No. 20240510-0034620, said Register's Office. And further conveyed by Quitclaim Deed to DHB R LLC, dated September 30, 2024 and filed of record October 15, 2024 in Instrument No. 20241015-0079912, said Register's Office.

Being the same property conveyed to EnTrust Title Group, Trustee for the benefit of Open Mortgage, LLC, by Deed of Trust from Robert Douglas, Jr., dated November 10, 2021 and filed of record November 24, 2021 in Instrument No. 20211124-0156181, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1 2025 Taxes and all subsequent years not yet due and payable.
2 Matters shown on the recorded plat of Arrowhead Estates, of record in Plat Book 4955, page 27, said Register's Office

3 Restrictive Covenants contained in instrument of record Book 5154, page 59, said Register's Office

4 Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County

This is improved property known as **213 Manzano Road, Madison, Tennessee 37115.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Adan Josue Hernandez Espinoza and Jennifer Maria Ramos Castro, husband and wife**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 20th day of December 2024.

DHB R LLC, a Wyoming Limited Liability Company

By: Dan Heichelbech, Manager

STATE OF Tennessee)
COUNTY OF Williamson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dan Heichelbech, Manager** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Dan Heichelbech, Manager** of **DHB R LLC, a Wyoming Limited Liability Company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 20th day of December 2024

NOTARY PUBLIC
My Commission Expires. 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $310,000 00

Adan Hernandez
AFFIANT

Subscribed and sworn to, before me on this 20th day of December 2024.

NOTARY PUBLIC
My Commission Expires 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY