Karen Johnson
Batch # 1229786
01/23/2025 12 47 05 PM
Fees $13 00 Taxes $1,221 00
Davidson County
DEEDWARR
2 pgs
20250123-0005356

Name and Address of New Owner:
DTR Homes, LLC
4004 Scotwood Dr.
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Priority Title LLC
239 Veterans Pkwy, Ste B
Murfreesboro, TN 37128

Map & Parcel No: 060-16-0-026 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Debbie Rader, trustee of Irrevocable Trust of James E. Richards dated July 5, 2017**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **DTR Homes, LLC, a California limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract of land or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lots 24 and 25 and the easterly 10 feet of Lot 23 on the plat of Capital View Subdivision, of record in Book 974, pages 52 and 53 Register's Office of Davidson County, Tennessee. Said Lots front together 150.2 feet on the northerly side of Brunswick Drive and run back between lines 193.7 feet on the easterly side and 193 feet on the westerly side to a line in the rear, measuring 150 feet thereon, and are more particularly described as a whole as follows: Beginning at the northwesterly corner of the intersection of Brunswick Drive and Alhambra Circle, thence with the northerly margin of Brunswick Drive 150.2 feet to a point in the margin of same 10 feet westerly from the southwesterly corner of Lot 24; thence northwardly, parallel with the westerly line of Lot 24, 193 feet to a point; thence eastwardly 150 feet to a point in the westerly margin of Alhambra Circle ; thence with the margin of Alhambra Circle southwardly 193.7 feet to the point of beginning.

Being the same property conveyed to Debbie Rader, Trustee of the Irrevocable Trust Agreement of James E. Richards by Quit Claim Deed from James E. Richards of record in Instrument No. 20170710-0068786 Register's Office for Davidson County, Tennessee, dated July 5, 2017 and recorded on July 10, 2017.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

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Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of January, 2025

Irrevocable Trust of James E Richards dated July 5, 2017

By Debbie Rader (SEAL)
Debbie Rader, trustee

STATE OF TENNESSEE
COUNTY OF Davidson

On this 15th day of January, 2025, before me personally appeared Debbie Rader, trustee of Irrevocable Trust of James E Richards dated July 5, 2017, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 15th day of January, 2025

Helen F Mackey
Notary Signature
My commission expires 06.29.27

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM EXPIRES 06-29-27
SUMNER COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Debbie Rader
AFFIANT Debbie Rader

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

Sworn to and subscribed before me this 15 day of January, 2025

Helen F Mackey
Notary Signature
My commission expires 06.29.27

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM EXPIRES 06-29-27
SUMNER COUNTY