WARRANTY DEED

Karen Johnson
Batch # 1229792
01/23/2025 12 54 07 PM
Fees $13 00 Taxes $1,439 30

20250123-0005363

Davidson County
DEEDWARR
2 pgs

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES 03-16-26

(AFFIX SEAL)

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)
TN Investment Group LLC	**New Owner**	
(NAME)	(NAME)	**060-16-0-026 00**
3533 Union Village Rd.		
(ADDRESS)	(ADDRESS)	
Thompsons Station, TN 37179		
(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 **TN INVESTMENT GROUP 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

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 DTR Homes, LLC, a California limited liability company by Warranty Deed from Debbie Rader, Trustee of the Irrevocable Trust Agreement of James E Richards of record in Instrument No, 20250123-0005356 Register's Office for Davidson County, Tennessee, dated 01/15/25 and recorded on 1-23-25

This conveyance is subject to
- Taxes for the year 2024, a lien due and payable, but not delinquent
- Subject to all matters shown on the Plan of record in Plat Book 974 , Page 52 and 53, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1108, Page 491, in the Register's Office for Davidson County, Tennessee
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2713 Brunswick Dr., Nashville, Tennessee 37207**

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 15 DAY OF JANUARY, 2025

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 15th of January, 2025

_____
Notary Public
My Commission Expires 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

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