WARRANTY DEED

T-DTR-25-1825-2ND

S. CHAPEL DRUMMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25
(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)
Jasmine Investments, LLC	**New Owner**	
(NAME)	(NAME)	**081-08-0-117 00**
1825 Delta Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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 TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JASMINE INVESTMENTS, 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·

Land in Davidson County, Tennessee, being Lot No. 376 on the Plan of North Nashville Real Estate Company's of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to DTR Homes, LLC, a limited liability company, by Warranty Deed from Sonya R Batts, an unmarried woman of record in Instrument No 20250224 0013560 Register's Office for Davidson County, Tennessee, dated February 14, 2025 and recorded on February _____, 2025

This conveyance is subject to
- Taxes for the year 2025 and therafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 548, Page 467 and Book 1117, Page 324, 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 **1825 Delta Ave, Nashville, Tennessee 37208**

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

Karen Johnson Davidson County
Batch # 1240293 DEEDWARR
02/24/2025 02 17 48 PM 2 pgs
Fees $13 00 Taxes $1,154 40

20250224-0013580

Witness my/our hand(s) this the 14th DAY OF FEBRUARY, 2025

DTR Homes, LLC

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

Witness my hand and official seal, this the 14th of February, 2025.

_____
Notary Public
My Commission Expires _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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