RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LLHI-26962-24

Karen Johnson Davidson County
Batch# 1244340 DEEDWARR
03/07/2025 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250307-0017404

WARRANTY DEED

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of March 2025

NOTARY PUBLIC

My commission expires: 5.5.25

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DTR Homes, LLC 4004 Scotwood Dr. Nashville, TN 37211	Same address as new owner	133-00-0-045

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($325,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHEN DWIGHT MAYS, II**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DTR HOMES, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Tract 1
LAND in the 6th formerly the 9th Civil District, being part of the J.K. Turbeville home place on the Antioch Pike, formerly the Mill Creek Valley Pike, described as follows:

BEGINNING in the center of Antioch Pike at the southwest corner of the Morton Tract, thence with the southerly line of said Morton Tract south 87 1/4 degrees east 561.5 feet to the northwest corner of the property conveyed to Mary T. Hitt by partition deed of record in Book 702, page 72, said Register's Office; thence with said Hitt's westerly line south 3 1/4 degrees west 87.5 feet to the northerly line of the Nannie T. Vaughan Tract; thence with said line south 83 1/4 degrees west 478.12 feet, more or less, to the center of the Antioch Pike; thence with the center of said Antioch Pike north 24-3/4 degrees west 200 feet to the beginning.

Tract 2
LAND in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being part of the J.K. Turbeville Home Place on the Antioch, formerly Mill Creek Valley, Pike, described as follows:

BEGINNING in the center of Antioch, formerly Mill Creek Valley, Pike at the southwest corner of the property conveyed to James Arthur Vaughan by deed from Nannie T. Vaughan, of record in Book 971, page 417, Register's Office for said County; thence with said Vaughan's southerly line, north 83 1/4 degrees east 478.12 feet, more or less, to the westerly line of a tract of 3.65 acres conveyed to Mary T. Hitt by deed of partition of record in Book 702, page 72, said Register's Office; thence with said line south 3 1/4 degrees west 25 feet; thence westwardly to the center of Antioch Pike; thence with the center of said Pike north 36 1/4 degrees west 4 feet and north 24-3/4 degrees west 21 feet to the beginning.

AS TO TRACTS ONE 1 AND 2: Being the same property conveyed to Stephen Dwight Mays from

Stephen Dwight Mays, II, by Quitclaim Deed dated June 28, 1996 and recorded July 3, 1996 in Book 10110, page 347, said Register's Office. The said Stephen Dwight Mays I having since died on December 13, 2024 and bequeathed the subject property to Stephen Dwight Mays, II by Last Will and Testament as shown of record in Docket No. 25P149 Probate Court of Davidson County, Tennessee.

AS TO TRACTS ONE 1 AND 2: Being the same property conveyed to Steven Dwight Mays and Steven Dwight Mays, II, as joint tenants with the rights of survivorship in the survivor, from Clarice Ayers Mays, an unmarried widow, by Quitclaim Deed dated January 31, 1992 and recorded January 31, 1992 in Book 8539, page 675, said Register's Office. Clarice Ayers Mays retained a life estate is said property. Clarice Ayers Mays has since died on February 15, 2010.

AS TO TRACT 1: Being the same property conveyed to Robert A. Mays and wife, Clarice Ayers Mays, from James Arthur Vaughan and wife, Annie Gentry Vaughan, by Deed dated March 19, 1945 and recorded March 23, 1945 in Book 1309, page 453, said Register's Office. The said Robert A. Mays having died July 12, 1986.

AS TO TRACT 2: Being the same property conveyed to Robert A. Mays and wife, Clarice Mays, from Marvin E. Cook and wife, Mary Louise Cook, by Deed dated March 4, 1946, and recorded March 5, 1946 in Book 1371, page 386, said Register's Office. The said Robert A. Mays having died July 12, 1986.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 92 Antioch Pike, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 6th day of March, 2025

GRANTOR(S)

Stephen Dwight Mays II, Executor.
Stephen Dwight Mays, II, Individually and in his capacity as Executor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Steven Dwight Mays, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 6th day of March 2025.

Notary Public
My commission expires: September 28, 2026

HELEN T. PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 6, 2025(date of document).

Affiant Signature

Date March 6, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

