Karen Johnson Davidson County
Batch# 1244406 DEEDWARR
03/07/2025 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20250307-0017487

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 5-5-28

(AFFIX SEAL)

ADAM H. JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2028 DAVIDSON COUNTY

T-DTR-25-92-2

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)
USA Healthcare Associates LLC	**New Owner**	
(NAME)	(NAME)	**133-00-0-045.00**
2819 Vaulx Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **USA HEALTHCARE ASSOCIATES LLC, A TENNESSEE LIMITED LIABILTY 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 part of the J. K. Turbeville Home place on the Antioch Pike, formerly the Mill Creek Valley Pike described as follows:

Tract I

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 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 Antioch Pike; thence with the center of said Antioch Pike north 24-3/4 degrees west 200 feet to the beginning.

Less and except that portion sold to Metropolitan Government of Nashville and Davidson County, Tennessee in Book 4352 Page 5 in Register's Office of Davidson County, Tennessee.

Tract II

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. Hill 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 3/4th degrees west 21 feet the point of beginning.

Being the same property conveyed to DTR Homes, LLC by Warranty Deed from Stephen Dwight Mays, II of record in Instrument Number 20250307001740 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **92 Antioch Pike, Nashville, Tennessee 37211**.

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 6 DAY OF MARCH, 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 6th of March, 2025.

_____
Notary Public
My Commission Expires: 5-5-25
(SEAL)



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

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).

Brian Mitchell

Affiant Signature

Date March 6, 2025

State of Tennessee

County of Davidson

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

S Chapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

