Karen Johnson Davidson County
Batch# 1247782 DEEDWARR
03/19/2025 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20250319-0019373

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/16/2026

(AFFIX SEAL)

T-DTR-25-2104-BC

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)
DTR Homes, LLC	**New Owner**	
(NAME)	(NAME)	
4004 Scotwood Drive		05-13-017.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **KEYGLEE HOLDINGS, INC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DTR HOMES, 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 the Southerly 125 feet of Lot No. 4 on the Plan of Golden Valley Estates, Section 1, of record Book 4175, page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to KeyGlee Holdings, Inc. by Warranty Deed from Patrice A. McClain, unmarried, of record in Instrument Number 20250314-0018582 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, a lien not yet due and payable.
- Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- Easements or claims of easements not shown by the Public Records.
- If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4447, Page 108 and amended in Book 4447, page 594, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2104 W Richmond Hill 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 11th DAY OF MARCH, 2025.

KeyGlee Holdings, Inc.

BY: John Hovland

John Hovland
Vice President

STATE OF New York

COUNTY OF Clinton

Before me, the undersigned Notary Public, personally appeared JOHN HOVLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the VICE PRESIDENT of KEYGLEE HOLDINGS, INC, the within named bargainor, a corporation, and that such person executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VICE PRESIDENT.

Witness my hand and official seal, this the 11th of March, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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 11, 2025(date of document).

Brian Mitchell

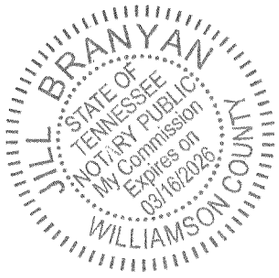
Affiant Signature

Date March 14, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of March, 2025.



Notary's Signature

MY COMMISSION EXPIRES: 03-16-26