Karen Johnson Davidson County
Batch# 1247936 DEEDWARR
03/19/2025 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250319-0019585

WARRANTY DEED File No. CR-25-8959	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2025 Notary Public MY COMMISSION EXPIRES: 03/16/2026 (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DTR Homes, LLC	New Owner	
(NAME) 1905 Electric Avenue	(NAME)	094-02-0-192.00
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jane Valenti Bennett, a married woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DTR Homes, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 42 and the westerly 10 feet of Lot No. 41 on the Plan of United Electric Railway Company's Addition of record in Plat Book 161 at page 8, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jane C. Valenti by Warranty Deed from Howard R. Moss and wife Elizabeth Moss of record in Book 10018, page 442, Register's Office for Davidson County, Tennessee, dated April 12, 1996 and recorded on April 17, 1996.

Being the same property conveyed to Jane Valenti Carter by Quit Claim Deed from Charles Allen Carter of record in Book 11102, page 325, Register's Office for Davidson County, Tennessee, dated June 20, 1998 and recorded on September 8, 1998.

Jane C. Valenti is one and the same person as Jane Valenti Carter, Jane Valenti Carter Bennett, Jane Bennett, and Jane Catherine Bennett.

This is property more commonly known as 1905 Electric Avenue, Nashville, TN 37206.

The Subject property was never used as the principal residence of the grantor(s).

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 14 day of March, 2025.

Jane Valenti Bennett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of March, 2025, before me personally appeared Jane Valenti Bennett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of March, 2025.

Notary Signature
My commission expires: 3.2.27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

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 14, 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

