This Instrument Prepared By ~~and Returned To~~:

Concord Title
3000 Meridian Blvd
Ste. 140
Franklin, TN 37067
File No. 202510173

RETURN TO
RUDY TITLE AND ESCROW, LLC
2012 21ST AVENUE S
NASHVILLE, TN 37212
FILE NUMBER G-BMR-25-1505

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$606,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 12th day of March, 2025

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

Notary Public
My Commission Expires 5/8/28

WARRANTY DEED

THIS INDENTURE, made this 12th day of March 2025, among:

KARA TROCHEZ AND RICARDO TROCHEZ, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JEREMY WARREN AND KATHERINE WARREN, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10 00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Dugger Heights, of record in Plat Book 1424, page 102, 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 Kara R. Strickland, an unmarried woman and John M. Strickland and Theresa H. Strickland, husband and wife, as tenants in common with rights of survivorship by deed from Radcliff Property Group, LLC, a Tennessee limited liability, dated May 3, 2019, of record in Instrument No. 20190507-0042664, Register's Office for Davidson County, Tennessee. The property was further conveyed to Kara R. Strickland, now known as Kara Trochez, a married woman by deed from John M. Strickland and Theresa H. Strickland, husband and wife, dated January 17, 2025, of record in Instrument No. 20250117-0003962, said Register's Office.

FOR INFORMATIONAL PURPOSES ONLY: The property is also known as 1505 Dugger Drive, Nashville, TN 37206.

Karen Johnson Davidson County
Batch # 1248328 DEEDWARR
03/20/2025 08 22 08 AM 2 pgs
Fees $13 00 Taxes $2,242 20

20250320-0020125

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any, further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same, that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Kara Trochez

Kara Trochez

Ricardo Trochez

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kara Trochez and Ricardo Trochez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of March 2025.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Jeremy Warren and Katherine Warren
Address: 1505 Dugger Drive
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Movement Mortgage, LLC
Address: 8024 Calvin Hall Rd
City, State, Zip: Indian Land, SC 29707

Tax ID: 072-16-274.00