Karen Johnson
Batch # 1249273
03/21/2025 03 27 57 PM
Fees $18 00 Taxes $1,557 33

Davidson County
DEEDWARR
3 pgs

20250321-0021532

This Instrument Prepared By
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER	SEND TAX BILL TO	MAP & PARCEL
Troy Stivers **Terri Stivers** **317 Fannin Drive** **Goodlettsville, Tennessee 37072**	**New American Funding LLC** **14511 Myford Rd, Ste 100** **Tustin, CA 92780**	MAP **018** GROUP **12 0** PARCEL **046.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

DHB R, LLC, a Wyoming Limited Liability Company
And
L&L TN R, LLC, a Wyoming Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Troy Stivers and Terri Stivers, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the plan of Mansker Heights, Section 2, Revised, as of record in Book 3106, page 43, Register's Office for said County, described as follows:

Beginning at a point in the west margin of Fannin Drive, the common corner of Lots Nos. 40 and 41; thence westerly with the line between said two lots 291.2 feet to a point; thence north 1 degree 45' east 129.1 feet to a point in the south margin of Vecchione Drive; thence easterly with the margin of the same 277.8 feet to a monument at the beginning of a curve; thence southeasterly around said curve 39.27 feet to a monument in the west margin of said Fannin Drive; thence southerly with the margin of the same 103 feet to the point of beginning.

Being the same property conveyed to DHB R, LLC, a Wyoming Limited Liability Company and L&L TN R, LLC, a Wyoming Limited Liability Company, by Special Warranty Deed from Michelle Poss, administrator of the Estate of Ethel Loggins, dated June 8, 2024 and filed of record June 17, 2024 in Instrument No. 20240617-0044838, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable
2. Matters shown on the recorded plat of Mansker Heights, of record in Plat Book 3106, page 43, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County

This is improved property known as **317 Fannin Drive, Goodlettsville, Tennessee 37072**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Troy Stivers and Terri Stivers, husband and wife**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out, and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 hand and official seal at office this 21st day of March, 2025.

DHB R, LLC, a Wyoming Limited Liability Company

Dan Heichelbech, Managing Member

L&L TN R, LLC, a Wyoming Limited Liability Company

Les Lazarus, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dan Heichelbech, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Managing Member** of **DHB R, LLC, a Wyoming Limited Liability Company**, the within named bargainor, a limited liability company, and that he as such authorized Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the limited liability company as such authorized managing member

WITNESS my hand and official seal at office this 21st day of March, 2025.

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Managing Member** of **L&L TN R, LLC, a Wyoming Limited Liability Company**, the within named bargainor, a limited liability company, and that he as such authorized managing member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the limited liability company as such authorized managing member

WITNESS my hand and official seal at office this 21st day of March, 2025

NOTARY PUBLIC
My Commission Expires February 21, 2027

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Washington)

COUNTY OF Benton)

The actual value or consideration, whichever is greater, for this transfer is $420,900 00.

AFFIANT

Subscribed and sworn to before me on this 21st day of March 2025

NOTARY PUBLIC

My Commission Expires: 11/23/27

CLARISSA FLORES
Notary Public
State of Washington
Commission # 23035415
My Comm. Expires Nov 23, 2027