WARRANTY DEED

Karen Johnson Davidson County
Batch# 1285295 DEEDWARR
06/17/2025 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,637.25
20250617-0047572

T-DTR-25-565-BC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.6.29
(AFFIX SEAL)

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)
Province Builders, LLC	**Same as New Owner**	
(NAME)	(NAME)	
615 Napoleon Ave		**090-12-0-376.00**
(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, **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 **PROVINCE BUILDERS, 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 Lot No. 27, on the Plan of Crolywood Subdivision, Section II of record in Book 1130, Page 100, 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 Watauga Capital, LLC, a Tennessee Limited Liability Company by Warranty Deed from Chris M. Fertitta, a single man of record in Instrument No. 20170811-0082479 Register's Office for Davidson County, Tennessee, dated August 10, 2017 and recorded on August 11, 2017.

Being the same property conveyed to James Mitchell Powers by Quitclaim Deed from Watauga Capital, LLC of record in Instrument No. 20180919-0092859 Register's Office for Davidson County, Tennessee, dated September 19, 2018 and recorded on September 19, 2018.

Being the same property conveyed to DTR Homes, LLC, a Tennessee Limited Liability by Warranty Deed from James Mitchell Powers of record in Instrument No. 20250613 0041637 1 Register's Office for Davidson County, Tennessee, dated June 10, 2025 and recorded June 13, 2025.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 1130, Page 100, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1358, Page 141 and Book 1429, Page 76, in the Register's Office for Davidson County, Tennessee.
- Termination of Declaration of Covenants, Conditions and Restrictions for the Homes at 565 Croley Drive recorded in Instrument No. 20180919-0092858, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **565 Croley Dr., Nashville, Tennessee 37209**.

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 10th DAY OF JUNE, 2025.

DTR Homes, LLC

BY: Steven Loredo, Sole Member
Steven Loredo
Sole Member

STATE OF New York
COUNTY OF Clinton

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 10th of June, 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

Certificate of Authenticity

I, Holly A. Mason, 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 June 10 2025.

Affiant Signature

6/10/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of June, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026