WARRANTY DEED

Karen Johnson Davidson County
Batch# 1293787 DEEDWARR
07/03/2025 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20250703-0052813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-21-2027

(AFFIX SEAL)

CHERYL M RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DWP Development Group, LLC Black Diamond Housing Fund, Inc.	DWP Development Group, LLC AND Black Diamond Housing Fund, Inc.	
(NAME)	(NAME)	
301 EUSA CANTRELL LN.	301 EUSA CANTRELL LANE	16400017000
(ADDRESS)	(ADDRESS)	
SMYRNA, TN 37167	SMYRNA, TN 37167	
(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, **Jesus Torres, unmarried** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DWP Development Group, LLC, a Tennessee Limited Liability Company, and Black Diamond Housing Fund, Inc., a Tennessee Nonprofit Corporation** , 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:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Smith Engineering Company, August 9, 1965, as follows:

Beginning at a point in the center of Pin Hook Road, said point being south 73 deg. 15 min. East 135 feet from the southeast corner of the property conveyed to Frank E. Wilburn and wife, of record in Book 2036, Page 420, Register's Office for said County; thence North 6 deg. 38 min. East 356 feet to an iron pin; thence south 85 deg. 00 min. East 203 feet to an iron pin; thence South 2 deg. 15 min. East 413.5 feet to the center of Pin Hook Road; thence with the center of the same North 73 deg. 15 min. West 271 feet to the beginning.

Being the same property conveyed to Jesus Torres, by virtue of that certain Warranty Deed dated May 15, 2015, and being of record at Instrument No. 20150520-00476713 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3802 Pin Hook Rd. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 2nd day of July, 2025.

Jesus Torres

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jesus Torres**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of July, 2025.



Notary Public
My Commission Expires: 5/16/27

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 July 2, 2025.

Affiant Signature

7/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

