WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-04-2027

W-DTR-25-1007-2

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)
JMR Investments, LLC	**NEW OWNER**	72-9-256.00
(NAME)	(NAME)	
209 Woodford Pl		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 **JMR INVESTMENTS, 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

Certain Real Estate in Davidson County, Tennessee as follows

Land in Davidson County, Tennessee, being lot 18 on the map of Eskridge's Subdivision of part of the W B Franklin property, as of record in Book 547, page 52, Register's Office for said County

Said Lot No 18 fronts 60 feet on the northerly side of Fairwin Avenue and runs back between parallel lines 173 feet to a dead end

Being the same property conveyed to Charlie T Speck and wife Stella Mae Speck by Warranty Deed from Johnie Wells, Jr and wife Virginia C Speck of record in Book 4416, page 209, Register's Office for Davidson County, Tennessee, dated January 27, 1970 and recorded on May 8, 1970

Being the same property conveyed to DTR Homes, LLC, a Tennessee limited liability company by Warranty Deed from Norman Dale Speck, Conservator for Janis Speck and Norman Dale Speck, of record in Instrument No 20250721-0057350, Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as **1007 Fairwin Ave, Nashville, Tennessee 37216**

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

Karen Johnson
Batch # 1300178
07/21/2025 01 51 57 PM
Fees $18 00 Taxes $1,313 50

Davidson County
DEEDWARR
3 pgs

20250721-0057351

Witness my/our hand(s) this the 17th DAY OF JULY, 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 17th of July, 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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Jacob 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 7-17-2025 (date of document).

Affiant Signature

7-18-2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of July, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/08/28

NOTARY'S SEAL

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