WARRANTY DEED

Karen Johnson
Batch # 1311441
08/18/2025 02 51 PM
Fees $13 00 Taxes $4,310 50

Davidson County
DEEDWARR
2 pgs

20250818-0065835

W-DTR-25-6011-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,165,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2025

Notary Public

MY COMMISSION EXPIRES 5/10/28

(AFFIX SEAL)

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

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)
Don Allen Development, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	130-01-0 - 116.00
6011 Don Allen Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **STEVEN LOREDO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DON ALLEN DEVELOPMENT, LLC,** 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 2 on the Plan of Block "L" on the 2nd revised Plan Highlands of Belle Meade No 2 of record in Plat Book 1130, Page 71 and 72, 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 Edward Austin Mason, Sr and wife, Lois Hewitt Mason by Warranty Deed from Edward Austin Mason of record in Book 4336, page 622, Register's Office for Davidson County, Tennessee, dated May 27, 1969 and recorded on May 27, 1969 The said Edward Austin Mason, Sr died on February 9, 2004 title to the subject property vested at death in his surviving wife, Lois Hewitt Mason The said Lois Hewitt Mason died testate on March 27, 2011 Her Last Will and Testament having never been admitted to probate All beneficiaries thereunder being one and the same as her heirs at law Title to the subject property having vested at her death in her only child Edward Austin Mason, Jr as set out in Affidavit of Heirship of record in Instrument 20151014-010374 Register's Office for Davidson County, Tennessee

Being the same property conveyed to Steven Loredo by Warranty Deed from Edward Austin Mason, Jr , married of record in Instrument No 20250818-0065828 Register's Office for Davidson County, Tennessee The herein described property is not now nor ever has been the principal place of residence of the grantor herein

This conveyance is subject to
- Taxes for the year 2025 and subsequent years
- All matters shown on the Plan of record in Plat Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1361, Page 210, in the 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 **6011 Don Allen Ave, Nashville, Tennessee 37205**

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 14th DAY OF AUGUST, 2025

Steven Loredo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of August, 2025

Notary Public
My Commission Expires _____
(SEAL)

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

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