WARRANTY DEED

Karen Johnson Davidson County
Batch# 1330500 DEEDWARR
10/06/2025 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20251006-0079500

W-DTR-25-6407-BC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 10-25-24 (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	Province Builders, LLC	
(NAME)	(NAME)	**102-04-0-020.00**
6407 Ranchero Dr	615 Napolean Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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:

Being Lot No. 1122 on the Plan of Charlotte Park, Section 14, as shown on plat of record in Book 3300, Pages 29 and 30, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 76 feet on the Southeasterly side of Ranchero Drive and runs back 150.3 feet on the Northeasterly line and 177.7 feet on the Southwesterly line to a dead line in the rear on which it measures 107 feet.

Being the same property conveyed to Linda S. Hargrove-Grube, married by Quitclaim Deed from Linda S. Hargrove-Grube, Successor Trustee of "The Roy C. Hargrove Revocable Living Trust" with full authority to sell and convey as evidenced by the trust agreement of record in Instrument No. 20040308-0026292 of record in Instrument No. 20091229-0117901 Register's Office for Davidson County, Tennessee, dated December 22, 2009 and recorded on December 29, 2009.

Said Linda S. Hargrove-Grube having since died intestate. Her interest in the subject property having vested at death in Landon Lee Grube, her sole heir at law; as evidenced by Affidavits of Heirship in Futherance of Title recorded in Instrument No. 20240416-0026965 and 20240416-0026966 recorded on April 16, 2024.

Being the same property conveyed to DTR Homes, LLC, a Tennessee limited liability company by Warranty Deed from Landon Lee Grube, unmarried, of record in Instrument No. 20250924-0076204 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 3300, Page (s) 29 and 30, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3312, Page 100, 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: **6407 Ranchero 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 19th DAY OF SEPTEMBER, 2025.

DTR Homes, LLC

BY: _____
Steven Loredo
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 19th of September, 2025.

_____
Notary Public
My Commission Expires: 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

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

Certificate of Authenticity

I, Tara Crook, 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 September 19, 2025.

Tara Crook
Affiant Signature

October 1, 2025
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 1st day of October, 2025.

Julianna C. Gassaway
Notary's Signature

My Commission Expires: 10-26-27

Notary's Seal:

