THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952231** Karen Johnson Davidson County Batch # 1333351 DEEDWARR 10/13/2025 10 12 00 AM 2 pgs Fees $13 00 Taxes $1,110 00 20251013-0081461	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $300,000 00 Affiant Subscribed and sworn to before me, this 9th day of October, 2025 Notary Public My Commission Expires ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 30 2026

WARRANTY DEED

Address New Owner: DTR Homes, LLC 4004 Scotwood Drive Nashville, TN 37211	Send Tax Bills To New Owner	Tax Information Tax Parcel ID No 069-02-0-063 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald M. McClaron, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DTR Homes, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

Land in Davidson County, Tennessee, being Lot(s) 129, as shown on the map entitled Enchanted Hills Section 2, of record in Plat Book 3700, page 27 and amended in 3964, page 387, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to HENRY A. MCCLARON AND WIFE, GEORGIA C. MCCLARON, by deed from LOUIS J. DANIELS, SR. AND BARBARA CAROL DANIELS, of record in Book 5012, page 317, dated April 2,1976, said Register's Office

HENRY A MCCLARON conveyed his interest to GEORGIA C. MCCLARON, by quitclaim deed of record in Book 11723, page 334, dated October 29, 1999, said Register's Office

GEORGIA C MCCLARON conveyed her interest to GEORGIA C. MCCLARON, TRUSTEE OF THE GEORGIA C. MCCLARON QUALIFIED PERSONAL RESIDENCE TRUST DATED OCTOBER 29, 1999, by quitclaim deed in Book 11723, page 336, dated October 29, 1999, said Register's Office

Being the same property conveyed to RONALD M. MCCLARON , by deed from RONALD M MCCLARON, SUCCESSOR TRUSTEE OF THE GEORGIA C. MCCLARON QUALIFIED PERSONAL RESIDENCER TRUST DATED OCTOBER 29, 1999, of record in Instrument No. 20250306-0016937, dated March 5, 2025 and corrected in Instrument No. 20251013-0081460, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par 069-02-0-063.00.

Matters shown on the Plan of record in Plat Book 3700, page 27 and amended in Book 3964, page 387, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3934, page 322, said Register's Office

This is improved property located at 4364 Enchanted Circle Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of October, 2025

Ronald M. McClaron

Ronald M. McClaron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 9th day of October, 2025

Notary Public

My Commission Expires. _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028