WARRANTY DEED

Karen Johnson
Batch # 1334647
10/15/2025 02 49 52 PM
Fees $13 00 Taxes $1,295 00

Davidson County
DEEDWARR
2 pgs

20251015-0082202

W-DTR-25-4364-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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)
Hawkwood Lane, LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**069-02-0-063 00**
146 Southridge Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 **HAWKWOOD LANE, 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

Land in Davidson County, Tennessee, being Lot No 129 on the Plan of Enchanted Hills, Section II, as of record in Book 3700, page 27, Register's Office for Davidson County, Tennessee

Said Lot No 129 fronts 185 0 feet on the easterly margin of Enchanted Circle and runs back between lines, the northerly line being 269 7 feet and the southerly line being 179 0 feet to a line in the rear measuring 206 0 feet thereon

Being the same property conveyed to Ronald M McClaron by Quit Claim Deed from Ronald M McClaron, Ricks, Successor Trustee of the Georgia C McClaron Qualified Personal Residence Trust dated October 29, 1999 of record in Instrument No 20250306-0016937 Register's Office for Davidson County, Tennessee, dated March 05, 2025 and recorded on March 06, 2025

Being the same property conveyed to DTR Homes, LLC, a Tennessee limited liability company by Warranty Deed from Edward Camm, IV of record in Instrument No. 20251013-0081461, Register's Office for Davidson County, Tennessee

This conveyance is subject to
- Taxes for the year 2026 and subsequent years
- All matters shown on the Plan of record in Plat Book 3700, Page 27, amended in Book 3964, Page 387, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3934, Page 222, 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 **4364 Enchanted Circle, Nashville, Tennessee 37218**

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 9th DAY OF OCTOBER, 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 9th of October, 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