Karen Johnson Davidson County
Batch # 1336300 DEEDWARR
10/21/2025 11 06 10 AM 3 pgs
Fees $18 00 Taxes $1,202 50

20251021-0083732

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000 00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF OCTOBER, 2025

Notary Public

MY COMMISSION EXPIRES 05/06/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DTR Homes, a Tennessee limited liability company	SAME AS NEW OWNER (NAME)	
4004 Scotwood Drive (ADDRESS)	(ADDRESS)	084-01-0-018 00
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jimmie D McGee and Brandon McGee and Delphina McGee and Jasmine Slaughter-McGee, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DTR Homes, a Tennessee limited liability company, hereinafter called the Grantees, their heirs 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. 4 on the Plan of Overlook Park as shown on plan of record in Plat Book 1835, Page 62, 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 Jimmy D McGee and Lula P. McGee, both unmarried, by Warranty Deed from Albert D Freeland and wife, Mary P Freeland, dated February 26, 1999, and of record in Book 11372, Page 296, Register's Office for Davidson County, Tennessee, recorded on March 5, 1999

Lula P McGee died intestate on March 11, 2015. Her interest in the subject property vested at her death in Jimmie D McGee, Sherry McGee, Tina Bell, Laura Bell, Jackie McGee, and Frankie McGee, as evidenced by Affidavits of Heirship recorded on September 22, 2023, of record in Instrument Nos 20230922-0074745 and 20230922-0074746, Register's Office for Davidson County, Tennessee

Frankie McGee died intestate on May 2, 2023 His interest in the subject property vested at his death in his heirs at law: Tina Whitley McGee, Brandon McGee, Delphina McGee, and Jasmine Slaughter-McGee, as evidenced by Affidavits of Heirship recorded on September 22, 2023, of record in Instrument Nos. 20230922-0074745 and 20230922-0074746, Register's Office for Davidson County, Tennessee

Tina Whitley McGee died intestate on June 11, 2023. Her interest in the subject property vested at her death in her heirs at law: Raymond Westmoreland, Kennetha Patterson, Frank Westmoreland III, and Thaddeus Nesby, as evidenced by Affidavits of Heirship recorded on September 22, 2023, of record in Instrument Nos 20230922-0074745 and 20230922-0074746, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Jimmie D. McGee by Quitclaim Deed from Kina Bell of record in Instrument No. 20240613-0044235 Register's Office for Davidson County, Tennessee, dated February 06, 2024 and recorded on June 13, 2024.

Kina Bell being one and the same as Tina Bell named in the aforementioned Affidavits of Heirship.

Being the same property conveyed to Jimmie D McGee by Quitclaim Deed from Laura Bell of record in Instrument No 20240613-0044238 Register's Office for Davidson County, Tennessee, dated February 17, 2024 and recorded on June 13, 2024

Being the same property conveyed to Jimmie D McGee by Quitclaim Deed from Jacqueline McGee of record in Instrument No 20240613-0044236 Register's Office for Davidson County, Tennessee, dated February 06, 2024 and recorded on July 13, 2024

Being the same property conveyed to Jimmie D McGee by Quitclaim Deed from Sherry McGee of record in

WARRANTY DEED
(Continued)

Instrument No 20240613-0044237 Register's Office for Davidson County, Tennessee, dated February 06, 2024 and recorded on June 13, 2024

Being the same property conveyed to Jimmie D McGee by Quitclaim Deed from Kennetha Patterson of record in Instrument No 20250107-0001147 Register's Office for Davidson County, Tennessee, dated December 06, 2024 and recorded on January 07, 2025

Being the same property conveyed to Jimmie D McGee by Quitclaim Deed from Thaddeus Nesby of record in Instrument No 20250107-0001148 Register's Office for Davidson County, Tennessee, dated December 06, 2024 and recorded on January 07, 2025

Being the same property conveyed to Jimmie D McGee by Quitclaim Deed from Frank Westmoreland, III of record in Instrument No 20250107-0001149 Register's Office for Davidson County, Tennessee, dated December 06, 2024 and recorded on January 07, 2025

Being the same property conveyed to Jimmie D McGee by Quitclaim Deed from Raymond Westmoreland of record in Instrument No 20250128-0006226 Register's Office for Davidson County, Tennessee, dated January 05, 2025 and recorded on January 28, 2025

The said Jimmy D McGee being one and the same as Jimmie D McGee. This property is not a residence of the Grantor, spouse, or any dependent

Brandon McGee and Delphina McGee execute this instrument by and through Jimmie D McGee, Attorney in Fact pursuant to their Powers of Attorney recorded herewith

This conveyance is subject to any and all existing easements and restrictions as shown of record

unimproved ( )
This is improved (X) property, known as 1416 Rosebank Ave, Nashville, TN 37206
(House Number) (Street) (PO Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 14th day of October, 2025

Jimmie D McGee

Brandon McGee by Jimmie D McGee
Brandon McGee By Jimmie D McGee, Attorney in Fact

Delphina McGee by Jimmie D McGee
Delphina McGee By Jimmie D McGee, Attorney in Fact

Jasmine Slaughter-McGee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, the within named Jimmie D McGee, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be the attorney-in-fact for Brandon McGee and Delphina McGee, the within named bargainor, and that he, as such attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Brandon McGee and Delphina McGee by himself as attorney-in-fact and attesting the same by the said Jimmie D McGee as attorney-in-fact.

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

Notary Public

My Exp. 7/6/2026

DANIEL L WISCHHOF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED
(Continued)

My Commission Expires

(SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jimmie D McGee and Jasmine Slaughter-McGee , the herein bargainor(s), 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 day of October, 2025

Notary Public

My Commission Expires: 7/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-DTR-25-1416