Karen Johnson
Batch # 1361721
12/29/2025 09:02:41 AM
Fees: $13.00 Taxes: $1,683.50
Davidson County
DEEDWARR
2 pgs
20251229-0102407

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Natalie Moore **2121 N. Ashford Court** **Nashville, Tennessee 37214**	**Mutual of Omaha Mortgage,** **P.O. Box 202049** **Florence, SC 29502-2049**	MAP **108** GROUP **12 0B** PARCEL **055.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

DHB R LLC, a Wyoming limited liability company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

NATALIE MOORE, AN UNMARRIED WOMAN,
AND
ADAM ROBERT QUELLHORST, AN UNMARRIED MAN,
WITH RIGHTS OF SURVIVORSHIP,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Phase I-A, Section Two, Harborview of record in Plat Book 6900, Pages 756 through 758, inclusive, as amended in Book 9096, Page 764, 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 DHB R LLC, a Wyoming Limited Liability Company, by Administrator's Deed from Leon Covington, Administrator for The Estate of Velecia Nichole Covington, dated May 12, 2025 and filed of record May 13, 2025 as Instrument No. 20250513-0037454, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Harborview, Phase I-A, of record in as Plat Book 6900, pages 756-758 and amended as Plat Book 9096, page 764, said Register's Office.
3. Restrictive Covenants contained in instrument of record as Book 7471, page 26 and as 7646, page 142 and as Book 7646, page 147 and as Book 7646, page 149, re-recorded as Book 7647, page 648 and as Book 7732, page 749 and as Book 8297, page 380 and as Book 8263, page 534 and as Book 8271, page 863, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **2121 N. Ashford Court, Nashville, Tennessee 37214**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **NATALIE MOORE, AN UNMARRIED WOMAN, AND ADAM ROBERT QUELLHORST, AN UNMARRIED MAN, WITH RIGHTS OF SURVIVORSHIP**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 18th day of December 2025.

DHB R LLC, a Wyoming limited liability company

By: Dan Heichelbech, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dan Heichelbech, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Dan Heichelbech, Managing Member** of **DHB R LLC, a Wyoming limited liability company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 18th day of December 2025.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $455,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of December 2025.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY