162,000.00

WARRANTY DEED

File #2026021505
Karen Johnson
Batch # 1385275
02/25/2026 02:40:36 PM
Fees: $13.00 Taxes: $599.40
Davidson County
DEEDWARR
2 pgs
20260225-0015076

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28
(AFFIX SEAL)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VI-DTR-26-304

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DTR Homes LLC, a Tennessee Limited Liability Company	DTR Homes LLC, a Tennessee Limited Liability Company	148-15-0-153.00
(NAME)	(NAME)	
4004 Scotwood Drive	4004 Scotwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Nashville TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Phillip C. Hallman, a single man** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DTR Homes LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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.10 on the Revised Plat of Haywood Forest of record in Plat Book 5200, Page 2, Register's Office for said County.

Said Lot No.10 fronts 100.43 feet on the Easterly margin of Panamint Drive and extends back 123.82 feet on the Northerly line and 107.15 feet on the Southerly line to a line on the rear on which it measures 38.68 feet.

Being the same property conveyed to Phillip C. Hallman and wife, Donna C. Hallman by Warranty Deed from AAA Realty Company of record in Book 5469, Page 441, Register's Office for Davidson County, Tennessee, dated July 20, 1979 and recorded on July 23, 1979.

The said Donna C. Hallman having since died on 9/21/2025, leaving Phillip C. Hallman on title as surviving tenant by the entirety

This conveyance is subject to: Taxes for the year 2026, a lien not yet due and payable.; Subject to all matters shown on the Plan of record in Plat Book 5200, Page 2, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 5120, Page 742 and 5480, Page 13, in the Register's Office for Davidson County, Tennessee,

unimproved ☐
This is improved ☒ property, known as **304 Panamint Drive, Antioch,TN,37013**
(House Number) (Street) (P.O. 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 our hands this 20th day of February, 2026.

Phillip C. Hallman, by Stephanie M Hallman nka Stephanie M. Tollett as his attorney in fact

Phillip C. Hallman, by Stephanie M Hallman nka Stephanie M Tollett as his attorney in fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 20th day of February, 2026, before me personally appeared Stephanie M Hallman nka Stephanie M Tollett, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the she is the attorney-in-fact of Phillip C Hallman and is authorized by him and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in ~~Book~~ ~~Page~~, Register's Office for ~~Rutherford~~ Davidson County, Tennessee.

Instrument No. 20260220-0013775

Witness my hand and official seal at this 20th day of February, 2026.

Commission expires:

6/22/26

Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128

