Karen Johnson Davidson County
Batch # 1405920 DEEDWARR
04/15/2026 02:09:45 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20260415-0030931

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00.

Affiant

Subscribed and sworn to me on April 10, 2026

Notary Public

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Walker Lewis
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37440

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-DTR-26-2704

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
DTR HOMES, LLC, a Tennessee limited liability company 4004 Scotwood Drive Nashville, TN 37211	DTR HOMES, LLC, a Tennessee limited liability company 4004 Scotwood Drive Nashville, TN 37211	104-15-0-134.00 - 104-15-0-134.00

FOR AND IN CONSIDERATION 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, **Stephen Meyer, Executor for The Estate of John Langham, IV,** hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **DTR HOMES, LLC, a Tennessee limited liability company,** hereinafter called "GRANTEES," their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND LOCATED IN THE 18TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON TENNESSEE, SAID LAND BEING THE WESTERLY HALF OF LOT 10, MAP OF SUNSET PARK SUBDIVISION DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) LOCATED IN AN EXISTING 14 FOOT WIDE JOINT DRIVEWAY (BOOK 1874, PAGE 77 R.O.D.C., TN) ON THE NORTHERLY MARGIN OF WEST LINDEN AVENUE (50' WIDE PUBLIC RIGHT OF WAY), SAID ROD BEING THE SOUTHWEST CORNER OF THE EASTERLY HALF OF LOT 10, MAP OF SUNSET PARK SUBDIVISION (BOOK 332, PAGE 132 R.O.D.C., TN) OWNED BY PATRICIA M. LYNCH (BOOK 7641, PAGE 90 R.O.D.C., TN) AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE WITH SAID NORTHERLY MARGIN N 82°02'57" W 49.91 FEET TO AN IRON ROD (OLD) AT THE CORNER OF LOTS 10 & 11 OF SAID SUNSET PARK SUBDIVISION, SAID ROD BEING THE

SOUTHEAST CORNER OF THE AMY DORTCH PROPERTY (INSTRUMENT# 20000613-0059071 R.O.D.C., TN); THENCE LEAVING SAID NORTHERLY MARGIN WITH SAID DORTCH AND THE LINE BETWEEN SAID LOTS 10 & 11 N 06°23'46" E 163.27 FEET TO AN IRON ROD (OLD) WITH CAP MARKED H & H AT THE CORNER OF LOTS 18 & 19 OF SAID SUNSET PARK SUBDIVISION, SAID ROD BEING THE SOUTHEAST CORNER OF THE WILLIAM D. & MARSHA L. PRIESTER LAND (INSTRUMENT# 20210319-0036565 R.O.D.C., TN) AND THE SOUTHWEST CORNER OF THE NEUMAN GOLDBERG TRUST LAND (INSTRUMENT# 20250331-0023620 R.O.D.C., TN); THENCE WITH SAID NEUMAN GOLDBERG TRUST LAND S 81°41'00" E 49.90 FEET TO AN IRON ROD (OLD) CAPPED #1444 AT THE SOUTHWEST CORNER OF THE BECKY'S RENTALS, LLC LAND (BOOK 10409, PAGE 816 R.O.D.C., TN) AT THE NORTHWEST CORNER OF SAID LYNCH; THENCE WITH SAID LYNCH S 06°23'28" W 162.95 TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 8136..22 S.F. OR 0.19 ACRES ACCORDING TO A PROPERTY SURVEY DATED: 1-16-2025 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC., P.O. BX. 41153, NASHVILLE, TN 37204, CERTIFIED BY JOHN HOOD TN. R.L.S.#1838

Being the same property conveyed to Edith Anderson Langham by deed from Corinne Eastman Anderson and husband, Erwin P. Anderson, of record in Book 3795, page 355, Register's Office for Davidson County, Tennessee. Edith Anderson Langham subsequently died and devised her entire interest in subject property to John Langham by Will of record in Will Book 223, page 664, Probate Court Clerk's Office for Davidson County, Tennessee. John Langham has since died devising his entire interest in subject property to Gerry Langham and Jack Langham by Will of record in Will Book 1714314723 and duly admitted to probate in Docket No. 01P-375, Probate Court Clerk's Office for Davidson County, Tennessee. The said Jack Langham is also known as John Langham, IV. Gerry Langham has since died on September 4, 2010.

Further being part of the property conveyed to John Langham, IV, by Executor's Quitclaim Deed from John Langham, IV, Executor of The Estate of Gerry Langham, of record in Instrument No. 20140909-0082645, Register's Office for Davidson County, Tennessee, dated August 15, 2014, and recorded on September 9, 2014. The said John Langham, IV has since died on April 30, 2022. Also see Estate of John Langham, IV, Seventh Circuit Court for Davidson County, Tennessee Probate Division Docket #25P423, Executor's Quitclaim Deed in Instrument No. 20020610-0070472, Estate of John Langham, Seventh Circuit Court for Davidson County, Tennessee Probate Division Docket No. 01P375, Estate of Edith Anderson Langham, Docket #98P1714, and Deed in Book 3795, Page 355, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Taxes which have been prorated by the parties and assumed by the Grantee.

2. ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is also known as improved property located at 2704 West Linden Avenue, Nashville, TN 37212.

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 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 the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 hand on March 6, 2026.

The Estate of John Langham, IV

By: _____
Stephen Meyer, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Stephen Meyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Executor of teh Estate of John Langham, IV, the within named bargainor, and that he as such Executor of the Estate executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as Executor of the Estate.

Witness my hand, at office, on March 6, 2026.

_____
NOTARY PUBLIC
My Commission Expires: 9/28/2026

