WARRANTY DEED

Karen Johnson
Batch # 1405920
04/15/2026 02:09:45 PM
Fees: $13.00 Taxes: $2,460.50

Davidson County
DEEDWARR
2 pgs

20260415-0030932

W-DTR-26-2704-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 04/09/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 04-09-2028

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)
Modern Investments LLC	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**104-15-0-134.00**
1111 Lischey Ave		
(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 **MODERN INVESTMENTS 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 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 North 82°02'57" West 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 No. 20000613-0059071 R.O.D.C., TN);

Thence leaving said northerly margin with said Dortch and the line between said Lots 10 & 11 North 06°23'46" East 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 No. 20210319-0036565 R.O.D.C., TN) and the southwest corner of the Neuman Goldberg Trust land (Instrument No. 20250331-0023620 R.O.D.C., TN);

Thence with said Neuman Goldberg Trust land South 81°41'00" East 49.90 feet to an iron rod (old) capped #1444 at the southwest corner of 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 South 06°23'28" West 162.95 feet to the point of beginning.

Containing 8,136.22 square feet (0.19 acres), according to a property survey dated January 16, 2025, by Campbell, McRae & Associates, Surveying, Inc., P.O. Box 41153, Nashville, TN 37204, certified by John Hood, Tennessee R.L.S. #1838.

Being the same property conveyed to DTR Homes, LLC, a Tennessee limited liability company by Warranty Deed from Stephen Meyer, Executor of the Estate of John Langham IV, of record in Instrument No. 20260415-0030931, 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 Book 332, Page 312, Register's Office for Davidson County, Tennessee.

- Subject to Terms, Conditions, Stipulations and Restrictions contained in Joint Driveway Agreement of record in Book 1874, Page 77, and Order Pursuant to Docket No. 04-1005-II of record in Instrument No. 20050914-0110594, 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: **2704 W Linden Ave, Nashville, Tennessee 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 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 10th DAY OF APRIL, 2026.

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 10th of April, 2026.

_____
Notary Public
My Commission Expires: 02-05-30
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212