Karen Johnson Davidson County
Batch# 1417399 DEEDWARR
05/07/2026 11:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,058.20
20260507-0041241

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

T-C-26-403X

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)
DTR Homes, LLC	**New Owner**	
(NAME)	(NAME)	**142-09-0F-403.00-CO**
4004 Scotwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **GION SCOTT BIGGS, MARRIED, AND KENNETH A. BIGGS, JR, MARRIED, AND CARLISA ELMI, MARRIED, AND JANETTA S. BIGGS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DTR HOMES, 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:

A Certain tract or parcel of Land in Davidson County, Tennessee, described as a certain condominium apartment, being Unit No. 403, together with the Carport designated No. 403-C, River Plantation, Phase 2, Section 8, a horizontal property regime established by Master Deed of record in Book 7417 at page 396, the Plat of which is of record in Plat Book 6900 at pages 514 through 517, Plat amended in Book 6900, pages 654 through 657, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Margaret M. Biggs, by Quitclaim Deed from Carline Richardson dated March 24, 2016 and recorded April 11, 2016 in Instrument No. 20160411-0034434, Register's Office of Davidson County, Tennessee.

AND

Being the same property conveyed to Margaret M. Biggs, by Quitclaim Deed from Alan Daniels and David Daniels, dated March 24, 2016 and recorded April 11, 2016 in Instrument No. 20160411-0034435, Register's Office of Davidson County, Tennessee.

The said Margaret M. Biggs having since died intestate on October 29, 2025 leaving Gion Scott Biggs, Kenneth A. Biggs, Jr., Carlisa Elmi, and Janetta S. Biggs as heirs at law as evidenced in Affidavits of Heirship of record in Instruments 20260507-0040978 and 20260507-0040979.

Further being the same property conveyed to Carline Richardson and Anita M. Daniels, unmarried, by Warranty Deed from John Andrew Gass and Martha Ruth Gass, husband and wife, dated June 28, 1993 and recorded July 1, 1993 in Book 8999, Page 988, Register's Office of Davidson County, Tennessee. The said Anita M. Daniels having since died intestate on November 17, 2015. Her ownership interest vested into Alan Daniels and David Daniels who where her heirs at law as evidenced in Affidavit of Heirship of record in Instrument Number 20260507-0040977.

This Instrument was executed on behalf of Kenneth A. Biggs Jr., by Gion Scott Biggs pursuant to the Power of Attorney executed by Kenneth A. Biggs, Jr. of record in 20260507-0040980, Register's Office for Davidson County, Tennessee.

This Instrument was executed on behalf of Carlisa Elmi, by Gion Scott Biggs pursuant to the Power of Attorney executed by Carlisa Elmi of record in 20260507-0040981, Register's Office for Davidson County, Tennessee.

This Instrument was executed on behalf of Janetta S. Biggs, by Gion Scott Biggs pursuant to the Power of Attorney executed by Janetta S. Biggs of record in 20260507-0040982, Register's Office for Davidson County, Tennessee.

THIS HAS NEVER BEEN A MARITAL RESIDENCE OF GRANTORS HEREIN.

This conveyance is subject to:
- Taxes for the year 2026 and therafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 6900, Pages 514 through 517, inclusive, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 6900, Page 397, Book 6900, Pages 654 through 657, inclusive and Book 8123, Page 690, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section II, Phase VIII of record in Book 7417, Page 396, Amended as Instrument No. 20170921-0096904, Instrument No. 20180529-0051185, Instrument No. 20190501-0040495, and ByLaws on Page 7417, Page 413, of the above, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7344, Page 438, in the Register's Office for Davidson County, Tennessee.
- TVA Line Easement of record in Book 2274, Page 549, Book 2277, Page 619 and Book 3028, Page 605, in the Register's Office for Davidson County, Tennessee.
- Quitclaim deed of Common areas to HOA of record in Instrument Number 20090825-0079854, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20230413-0027102, Instrument No. 20230413-0027167, Instrument No. 20230721-0056216 and Instrument No. 20230721-0056217, in the Register's Office for Davidson County, Tennessee.
- Common areas to HOA of record in Instrument Number 20221103-0118543, Instrument No. 20230327-0021947, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 7402, Page 591, in the Register's Office for Davidson County, Tennessee.
- Perpetual Easement of record in Book 7400, Page 792, in the Register's Office for Davidson County, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **403 General George Patton Road, Nashville, Tennessee 37221**.

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 6th DAY OF MAY, 2026.

Gion Scott Biggs

Kenneth A. Biggs, Jr by Gion Scott Biggs, Attorney in Fact

Carlisa Elmi by Gion Scott Biggs, Attorney in Fact

Janetta S. Biggs by Gion Scott Biggs, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GION SCOTT BIGGS, the within named bargainor, 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 6th of May, 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gion Scott Biggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KENNETH A. BIGGS, JR, CARLISA ELMI, AND JANETTA S. BIGGS, and who acknowledged he executed the same as the free act and deed of the said KENNETH A. BIGGS, JR, CARLISA ELMI, AND JANETTA S. BIGGS.

Witness my hand and official seal, this the 6th of May, 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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT
CERTIFICATE OF AUTHENTICITY

I, Brian Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 6, 2026 (date of document).

Brian Mitchell

Affiant Signature

Date May 6, 2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this the 6th day of May 2026.

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

