WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

James T. Mulholland
Affiant
JoLynn Mulholland
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 4/21/29
(AFFIX SEAL)

TONYA GRAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

W-DTR-26-3397

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	**Same as New Owner**	
(NAME)	(NAME)	
4004 Scotwood Drive		**174-00-0-153.00**
(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, **JAMES THOMAS MULHOLLAND AND JO LYNN MULHOLLAND, TRUSTEES OF THE CANE RIDGE TRUST, DATED APRIL 13, 2021,** 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:

Land in Davidson County, Tennessee, Being Lot No. 1, Section II of the Division of a Portion of the William H. Wisener Land as shown on plan of record in Plat Book 6050, page 31, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James T. Mulholland and wife, JoLynn Mulholland by Warranty Deed from Terry R. Vance and wife, Janice W. Vance of record in Instrument No. 20010426-0042297 Register's Office for Davidson County, Tennessee, dated April 25, 2001 and recorded on April 26, 2001.

Being the same property conveyed to The Cane Ridge Trust, James Thomas Mulholland and Jo Lynn Mulholland, Trustees, as tenants by the entirety by Quitclaim Deed from James T. Mulholland and wife, Jo Lynn Mulholland of record in Instrument No. 20210426-0055144 Register's Office for Davidson County, Tennessee, dated April 13, 2021 and recorded on April 26, 2021.

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 6050, Page 31, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer and/or storm drainage in favor of Metropolitan Government of Nashville of record in Book 9587, Page 990, 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: **3397 Old Franklin Rd, Cane Ridge, Tennessee 37013**.

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.

Karen Johnson
Batch # 1441867
07/02/2026 02:07:21 PM
Fees: $13.00 Taxes: $1,424.50

Davidson County
DEEDWARR
2 pgs

20260702-0059989

Witness my/our hand(s) this the 30th DAY OF JUNE, 2026.

James Thomas Mulholland and Jo Lynn Mulholland, Trustees of The Cane Ridge Trust, dated April 13, 2021

BY: James T. Mulholland
James T. Mulholland
Co-Trustee

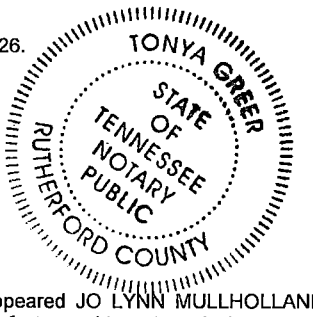
BY: Jo Lynn Mulholland
Jo Lynn Mulholland
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JAMES T. MULHOLLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CO-TRUSTEE of JAMES THOMAS MULHOLLAND AND JO LYNN MULHOLLAND, TRUSTEES OF THE CANE RIDGE TRUST, DATED APRIL 13, 2021, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CO-TRUSTEE.

Witness my hand and official seal, this the 30th of June, 2026.

Notary Public
My Commission Expires: 4/21/29
(SEAL)

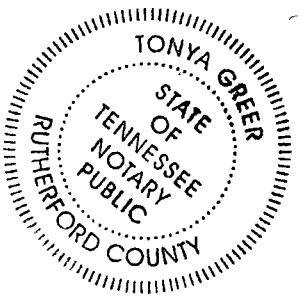


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JO LYNN MULLHOLLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CO-TRUSTEE of JAMES THOMAS MULHOLLAND AND JO LYNN MULHOLLAND, TRUSTEES OF THE CANE RIDGE TRUST, DATED APRIL 13, 2021, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CO-TRUSTEE.

Witness my hand and official seal, this the 30th of June, 2026.

Notary Public
My Commission Expires: 4/21/29
(SEAL)



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