WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JULY, 2026.

Notary Public

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

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

Karen Johnson
Batch # 1445880
07/14/2026 11:04:56 AM
Fees: $13.00 Taxes: $2,312.50

Davidson County
DEEDWARR
2 pgs

20260714-0063406

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) **4004 Scotwood Drive**	(NAME)	**082-16-0-127.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(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, **TATIANA YURYEVNA HARGROVE, TRUSTEE OF THE TATIANA HARGROVE LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF TATIANA YURYEVNA HARGROVE DATED OCTOBER 1, 2020, AS AMENDED AND RESTATED FROM TIME TO TIME,** 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, more particularly described as follows:

Being Lot No. 68 on the plan of Henry Bloods Addition to Edgefield, now East Nashville, as of record in Book 21, page 5, Register's Office for said County.

Said Lot No. 68 fronts 50 feet on the southerly side of Russell Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Frank Hargrove, III, unmarried by Warranty Deed from The Marvin W. Stansell Family Limited Partnership, a corporation of record in Book 10217, Page 724, Register's Office for Davidson County, Tennessee, dated October 03, 1996 and recorded on October 07, 1996.

Being the same property conveyed to Frank Hargrove, III and wife Tatiana Yuryevna Hargrove as tenants by the entireties, with right of survivorship by Quitclaim Deed from Frank Hargrove, III, for the purpose of creating a tenancy by the entirety with right of survivorship with his wife Tatiana Yuryevna Hargrove of record in Instrument No. 20200505-0046608 Register's Office for Davidson County, Tennessee, dated April 22, 2020 and recorded on May 05, 2020.

Frank Hargrove, III, died on May 10, 2020.

Being the same property conveyed to Tatiana Yuryevna Hargrove, Trustee of the Tatiana Hargrove Living Trust, established by the Revocable Trust Agreement of Tatiana Yuryevna Hargrove dated October 1, 2020, as amended and restated from time to time by Quitclaim Deed from Tatiana Yuryevna Hargrove of record in Instrument No. 20201007-0116120 Register's Office for Davidson County, Tennessee, dated October 01, 2020 and recorded on October 07, 2020.

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 21, Page 5, 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: **614 Russell Street, Nashville, Tennessee 37206**.

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 9th DAY OF JULY, 2026.

Tatiana Yuryevna Hargrove, Trustee of the Tatiana Hargrove Living Trust, established by the Revocable Trust Agreement of Tatiana Yuryevna Hargrove dated October 1, 2020, as amended and restated from time to time

BY: Hargrove Trustee
Tatiana Yuryevna Hargrove
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared TATIANA YURYEVNA HARGROVE, 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 TRUSTEE of TATIANA YURYEVNA HARGROVE, TRUSTEE OF THE TATIANA HARGROVE LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF TATIANA YURYEVNA HARGROVE DATED OCTOBER 1, 2020, AS AMENDED AND RESTATED FROM TIME TO TIME, 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 TRUSTEE.

Witness my hand and official seal, this the 9th of July, 2026.

Notary Public
My Commission Expires: _____
(SEAL)



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