WARRANTY DEED

DM-NMH-26-614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/05/29

(AFFIX SEAL)

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

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)
Nashville Metro Holdings, LLC	**Same as New Owner**	
(NAME)	(NAME)	**082-16-0-127.00**
3000 Meridian Blvd, Ste. 160		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(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 **NASHVILLE METRO HOLDINGS, 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.

Being the same proeprty conveyed to DTR Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from 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, in Instrument No. 20260714-0063406 Register's Office for Davidson County, Tennessee, dated July 9, 2026 and recorded on July 14, 2026.

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

Karen Johnson Davidson County
Batch # 1445882 DEEDWARR
07/14/2026 11:06:17 AM 2 pgs Warranty Deed
Fees: $13.00 Taxes: $2,442.00

20260714-0063408

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.

DTR Homes, LLC

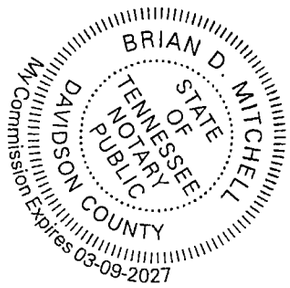
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, 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 AUTHORIZED AGENT of DTR HOMES, LLC, 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 AUTHORIZED AGENT.

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

Brian D. Mitchell
Notary Public
My Commission Expires: 03/09/2027
(SEAL)



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