WARRANTY DEED

Karen Johnson
Batch # 1445908
07/14/2026 11:43:36 AM
Fees: $13.00 Taxes: $3,089.50

Davidson County
DEEDWARR
2 pgs

20260714-0063460

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8 DAY OF July, 20 26

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Biltmore Group, LLC	SAME AS NEW OWNER	
(NAME) 1122B BILTMORE DR	(NAME)	116 13 0 024.00
(ADDRESS) NASHVILLE, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DTR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BILTMORE GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 6 on the plan of WEST MEADE FARMS, SECTION 3, of record in Plat Book 1835, Page 4, Register's Office for said County.

Said Lot No. 6 fronts 93.0 feet on the Northeasterly margin of Haverford Drive and extends back 172.3 feet on the Northwesterly line and 168.00 feet on the Southeasterly line to a dead line in the rear, measuring 110.8 feet thereon.

Being the same property conveyed to George E. Copple, Jr., unmarried, by Warranty Deed from John D. Reed, III, and wife, Caroline T. Reed, of record in Book 6780, Page 396, in the Register's Office of Davidson County, Tennessee, dated February 04, 1986, and recorded on February 10, 1986.

Being the same property conveyed to DTR Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from George E. Copple, Jr., unmarried, of record in Instrument No. 20260710-0062295 **in the Register's Office of Davidson County, Tennessee, dated July** 8**, 2026, and recorded on July** 10**, 2026.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-DTR-26114

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 114 Haverford Dr, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 8th day of July, 2020

DTR Homes, LLC,
a Tennessee Limited Liability Company

BY: _____
Steven Loredo, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Steven Loredo with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of DTR HOMES, LLC, a Tennessee Limited Liability Company the within named bargainor, a limited liability company and that he as such Sole Member executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 8th day of July, 2020.

Commission expires:

D DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-22-2023

_____
Notary Public