Karen Johnson
Batch # 1455958
08/05/2026 02:12:55 PM
Fees: $13.00 Taxes: $740.00
Davidson County
DEEDWARR
2 pgs
20260805-0072184

WARRANTY DEED

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

File No. BC-26-473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2026

Brian D. Mitchell
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DTR Homes, LLC	New Owner	
(NAME) 4004 Scotwood Drive	(NAME)	083-04-0-046.00
(ADDRESS) Nashville, TN 37211	(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, I/WE, **DAVID S. GARDNER, A WIDOWER**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DTR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, 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. 112 on the Map of Rosebank Park, as of record in Book 1835, page 26, Register's Office for Davidson County, Tennessee.

Said Lot No 112 fronts 70 feet on the south side of Rosecliff Drive, and runs back between parallel lines, 180 feet to a dead line.

Being the same property conveyed to Leslie A. Daniels and David S. Gardner, both unmarried, tenants in common with right of survivorship by Warranty Deed from Michael W. Wood, Successor Trustee of The Wood Family Trust dated July 9, 2002 of record in Instrument No. 20031215-0178823 Register's Office for Davidson County, Tennessee, dated December 11, 2003 and recorded on December 15, 2003. Leslie A. Daniels died May 27, 2025 leaving, husband, David S. Gardner as sole owner.

This is property more commonly known as 2018 Rosecliff Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RU-BC-26-2018

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 31st day of July, 2026.

Philip Bell Scott

David S. Gardner by Philip Scott,
his Attorney-In-Fact

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Philip Scott**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **David S. Gardner,** and that this instrument was executed on behalf of the said **David S. Gardner** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. 20260408-0028334, in Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 31st day of July, 2026.

Notary Signature
My commission expires: 10/25/2027

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 07/31/26.

Affiant Signature August 5, 2026

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

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 5TH day of August, 2026.