WARRANTY DEED

Karen Johnson Davidson County
Batch # 1478945 DEEDWARR
09/30/2026 03:30:30 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20260930-0090322

KW-DTR-26-13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/08/28 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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		**72-14-0-346.00**
(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, **DEBORAH D. GORE, ADMINISTRATRIX OF THE ESTATE OF LORECE H. GORE,** 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:

BEING Lot No. 9 on the Map of Belle Forest No. 3, Section II, of record in Book 1424, page 73, Register's Office for Davidson County, Tennessee.

SAID Lot No. 9 fronts 65 feet on the south side of Belle Forest Avenue and runs back 150 feet on the east line and 174.1 feet on the westerly line to a dead line in the rear on which it measures 138 feet.

Being the same property conveyed to Eugene L. Gore, Jr. and wife, Lorece H. Gore, by Warranty Deed from William R. Welch and wife, Thelma T. Welch, dated 7/14/1967 and recorded on July 20, 1967, at Book 4153, page 431, Davidson County Register of Deeds.

The said Eugene L. Gore, Jr. having died on October 12, 2011, leaving his wife, Lorece H. Gore as surviving tenant by the entirety. The said Lorece H. Gore having died on January 15, 2026 and her state was admitted to Probate in the Seventh Circuit Court for Davidson, County, Tennessee, under Docket No. 26P-412, Deborah D. Gore was appointed as Administratrix, with Letters of Administration being issued to her on April 2, 2026. Order Approving the Sale of the property conveyed hereunder by the Administratrix without the joinder of heirs or beneficiaries entered September 18, 2026.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 1424, Page 73, 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: **13 Belle Forrest Ave, 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 25th DAY OF SEPTEMBER, 2026.

Estate of Lorece H. Gore

BY: Deborah D Gore
Deborah D. Gore
Administratrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH D. GORE, ADMINISTRATRIX of the ESTATE OF LORECE H. GORE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 25th of September, 2026.

Notary Public
My Commission Expires: 3/12/2030
(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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