Prepared By & Return To: Tennessee Title Services LLC-Brentwood 7000 Executive Center Dr. City Park II - Suite 290 Brentwood, TN 37027 B-26-4142	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of September, 2026 Notary Public Commission Expires: 1/15/28

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1481008 DEEDWARR
10/06/2026 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20261006-0091994

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jackson Valley Land Partners PO Box 686 Spring Hill, TN 37174	New Owner	073-13-0-136.00

WARRANTY DEED

FOR AND IN 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,

DTR Homes, LLC, a Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson Valley Land Partners 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. 43 on the Plan of Mailan Heights of record in Plat Book 1835, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Luis Perez Lopez and wife, Juanita K. Lopez by Warranty Deed from Mark Steven Yoder and wife, Alma Kay Yoder of record in Book 8530, Page 207, Register's Office for Davidson County, Tennessee, dated January 3, 1992 and recorded on January 16, 1992.

Being the same property conveyed to Luis Perez Lopez by Quitclaim Deed from Juanita K. Lopez of record in Instrument No. 20070430-0051054 Register's Office for Davidson County, Tennessee, dated April 28, 2007 and recorded on April 30, 2007.

Being the same property conveyed to DTR Homes, LLC by Warranty Deed Deed from Luis Perez Lopez of record in Instrument No. 20261002-0090810 Register's Office for Davidson County, Tennessee, dated September 28, 2026 and recorded on October 2, 2026.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable

governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1509 Rosebank Avenue, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 28th day of September, 2026.

DTR Homes, LLC, a Limited Liability Company

By:_____
John Gleaves, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Thom Hinman of the state and county mentioned, personally appeared John Gleaves, Authorized Agent of DTR Homes, LLC, 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 Authorized Agent of DTR Homes, LLC, the within named bargainor, a Limited Liability Company, and that such John Gleaves, Authorized Agent of DTR Homes, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in TN, this 28th day of September, 2026.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or 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 on 9/28/26.

Affiant Signature – Joshua A. Terry

10/2/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/2/26.

Notary Public

My Commission Expires: 5-10-29

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON