Karen Johnson Davidson County
Batch# 1059110 DEEDWARR
10/10/2023 09 03 05 AM 2 pgs
Fees $13 00 Taxes $3,145 00
20231010-0079431

WARRANTY DEED

NOTARY PUBLIC AT LARGE
DILLARD
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $850,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES 2.8.24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1630 NW Broad St , Suite 100,
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Neetesh Kumar Gupta	Same	110020C00100CO
(NAME)	(NAME)	
3427 Earhart Road		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Drees Premier Homes, Inc., an Ohio corporation**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Neetesh Kumar Gupta, a married man**, hereinafter called the GRANTEE(S), his/her/their 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 1, on the plan of FINAL PLAT ASHTON PARK SUBDIVISION PHASE 1, as shown on plat of record in Instrument 20220506-0052365, Register's Office for Davidson County, reference to which is hereby made for a more complete description

Being part of the same property conveyed to Drees Premier Homes Inc by Warranty Deed from Pardue Family Ashton Park Partnership I, dated 05/19/2022 , of record in Instrument 202205230059471, Register's Office for Davidson County, Tennessee

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 3427 Earhart Road, Mount Juliet, TN 37122
(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 GRANTEE(S), his/her/their 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), his/her/their 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

Effective the 26th day of September, 2023

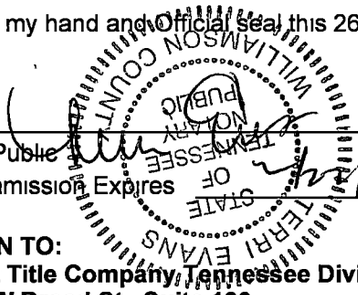
Drees Premier Homes, Inc

By _____
Michael D Carey, Assistant Secretary

State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Michael D Carey with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Assistant Secretary of Drees Premier Homes, Inc the within named bargainer, a corporation, and that, he as suchAssistant Secretary, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Michael D Carey as such Assistant Secretary

Witness my hand and official seal this 26th day of September, 2023



Notary Public _____
My Commission Expires _____

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129