This instrument prepared by:

First American Title Company
40 Burton Hills Blvd Ste 203
Nashville, Tennessee 37215
(615)238-2042

File No.: **110212549**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **Second day of February, 2024**, by and between **Drees Premier Homes, Inc, an Ohio corporation**, party of the first part, and **Troy L. Munn, a married man and Kelli Munn, a married woman, as joint tenants,** , party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Mount Juliet**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 3, on the plan of FINAL SUBDIVISION PLAT ASHTON PARK LOT 2 & 3, as shown on plat of record in Instrument No. 20221209-0128227, revising Plat of Ashton Park Phase 1 recorded in Instrument No. 20220506-0052365, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation, by Special Warranty Deed from Pardue Family Ashton Park Partnership I, a Tennessee general partnership, of record in Instrument No. 20220523-0059471, in the Register's Office for Davidson County, Tennessee, dated May 19, 2022 and recorded on May 23, 2022.

And being part of the same property conveyed to Pardue Family Ashton Park Partnership I, a Tennessee general partnership, by Quitclaim Deed from Chris Pardue, individually, and Chris Pardue, Trustee of the Brandon Pardue 2010 Investment Services Trust under Agreement dated August 6, 2010, of record in Instrument No. 20211013-0137574, in the Register's Office for Davidson County, Tennessee, dated January 1, 2021 and recorded on October 13, 2021.

And being part of the same property conveyed to Chris C. Pardue by Warranty Deed from Marjorie B. Gannon, a widow, of record in Book 11538, Page 249, in the Register's Office for Davidson County, Tennessee, dated June 16, 1999 and recorded on Jun 22, 1999.

And being part of the same property conveyed to Chris Pardue, unmarried, by Warranty Deed from Evelyn Hutchison, Executrix of the Estate of Clyde Hayes Martin, of record in Book 11158, Page 573, in the Register's Office for Davidson County, Tennessee, dated October 15, 1998 and recorded on October 16, 1998.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **110 02 0C 003.00**

Improved OR
Unimproved property located at: **3419 Earhart Road, Mount Juliet, Tennessee 37122**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Drees Premier Homes, Inc.

By: _____
Peter Holsey, Assistant Secretary

State of **Tennessee**

County of **Davidson**

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged to be the of , the within named bargainer, a corporation, and that as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by as such of .

Witness my hand and Notarial Seal at office this **Second day of February, 2024.**

Karen Johnson Davidson County
Batch# 1097297 DEEDWARRSP
02/02/2024 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $3,015.50
20240202-0007512

Notary Public

My Commission Expires: 10-31-2025

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Owner's Name: **Troy L. Munn and Kelli Munn**

and Address: **3419 Earhart Road**
Mount Juliet, TN 37122

Mail tax bills to, (Person or Agency responsible for payment of taxes)
First Equity Mortgage
Incorporated
211 Grandview Drive Suite
102
Fort Mitchell , KY 41017

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**815,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Second day of February, 2024.**

Notary Public

My Commission Expires: 10-31-2025

Certificate of Authenticity

I, Tricia Hazen, 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 on 2/2/2024.

2/2/2024
Date

Affiant Signature

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of Feb, 2024.

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025