Karen Johnson Davidson County
Batch# 1124742 DEEDWARRSP
04/18/2024 03:30:30 PM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20240418-0027951

This instrument prepared by:
First American Title Company
2550 Meridian Blvd, Ste 200/Off 230
Franklin, Tennessee 37067
(615)238-2042

File No.: **110273918**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **Eighteenth day of April, 2024**, by and between **Drees Premier Homes, Inc., an Ohio corporation**, party of the first part, and **Jessica Jenkins, an unmarried woman, Sole Ownership**, 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:

Lot 23, Final Plat of ASHTON PARK SUBDIVISION, PHASE 1, as shown on plat of record in Instrument No. 202205060052365, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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. 202205230059471 and Instrument No. 202301030000312, in the Register's Office of Davidson County, Tennessee.

Being a portion of the property conveyed to Pardue Family Ashton Park Partnership I, a Tennessee general partnership by Quitclaim Deed from Chris Pardue, dated January 1, 2021, recorded October 13, 2021, of record in Instrument No. 20211013-0137574, Register's Office for Davidson County , Tennessee; and further, being a portion of the property conveyed to Chris Pardue by the following deeds: (1) Warranty Deed dated October 15, 1998, recorded October 16, 1998, of record in Book 11158, Page 573, said Register's Office. (2) Warranty Deed dated June 16, 1999, recorded June 22, 1999, of record in Book 11538, Page 249, said Register's Office.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or Instrument No.: **202205230059471 and Instrument No. 202301030000312** in said Register's office.

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-023.00**

x Improved OR
Unimproved property located at: **825 Ashton Park Way, 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., an Ohio corporation

By_____
Peter Holser, Assistant Secretary

State of **Tennessee**

County of **Davidson**

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

Witness my hand and Notarial Seal at office this **Eighteenth day of April, 2024**.

Notary Public

My Commission Expires: 2/22/24

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Owner's Name: **Jessica Jenkins**

and Address: **825 Ashton Park Way**
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 **$590,000.00** 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 **Eighteenth day of April, 2024.**

Notary Public

My Commission Expires: 4/22/24

Certificate of Authenticity

I, Trisha 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 4-18-2024.

4/18/2024
Date

Affiant Signature

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of April, 2024

Notary's Signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2025