This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22887-AP

Karen Johnson Davidson County
Batch# 1150822 DEEDWARR
06/25/2024 03:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20240625-0047527

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of June, 2024.

Notary Public
My Commission Expires: 10-4-27

RYAN FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood TN 37027	Norman Biondi Harriet Biondi PO Box 880 Apalachicola, FL 32329	168-47.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nathan Taylor Biondi and Susan Taylor Hamilton Biondi, husband and wife, and Norman Eugene Biondi and Harriet Lee Biondi, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Drees Premier Homes, Inc., an Ohio Corporation**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a parcel of land in the 35th Council-Manic District within the General Services District of Metropolitan Nashville-Davidson County, Tennessee. Being generally located to the north of Highway 100, and Old Harding Pike, west of Lewis Road, south of Griffith Road, and east of Old Harding Lane, and being more particularly described as follows, to-wit:

BEGINNING at an Iron Rod (New) in the northerly right-of-way of Old Harding Pike N 85 degrees 12' 59" W, 193.66 feet from the northeasterly quadrant of the intersection of Highway 100 (66' Right-of-Way) and Old Harding Pike (50' Right-of-Way);

THENCE, with said Old Harding Pike N 85 degrees 12' 59" W, 193.66 feet to an Iron Rod (New);

THENCE, with a severance line the following calls:

N 00 degrees 03'05" W, 1005.34 feet to an Iron Rod (New),
N 04 degrees 24' 42", 711.89 feet to an Iron Rod (New),
N 89 degrees 58' 55" E, 277.62 feet to an Iron Rod (New),
S 04 degrees 24'42" W, 657.68 feet to an Iron Rod (New),
S 04 degrees 40' 17" W, 1079.20 feet to the POINT OF BEGINNING;

Containing 435,710 Square Feet or 10.00 Acres. more or less; Prepared by Brad Taylor Thomas, RLS 2431 of Barge Design Solutions, Inc., File No. 3773300, dated December 14, 2021.

Being the same property conveyed to Nathan Taylor Biondi and Susan Taylor Biondi, husband and wife, and Norman Eugene Biondi and Harriet Lee Biondi, husband and wife, as joint tenants in common by Warranty Deed from Ronald D. Buck, a married man, dated March 20, 2024, recorded March 28, 2024, of record in Instrument No. 20240328-0021709, Register's Office for Davidson County, Tennessee.

This is unimproved property located at: **8208 Old Harding Pike, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of June, 2024.

GRANTOR:

Nathan Taylor Biondi

Susan Taylor Hamilton Biondi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nathan Taylor Biondi and Susan Taylor Hamilton Biondi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of June, 2024.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of June, 2024.

Norman Eugene Biondi

Harriet Lee Biondi

STATE OF FLORIDA
COUNTY OF Franklin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Norman Eugene Biondi, and Harriet Lee Biondi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of June, 2024.

VERONICA WALLACE
Commission # HH 293303
Expires August 28, 2026

Notary Public
My Commission expires: 8/28/2026

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 6-24-2024.

Affiant Signature — Date: 6-24-2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-24-2024.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY