Karen Johnson Davidson County
Batch# 1164657 DEEDWARRSP
07/31/2024 02:54:30 PM 4 pgs
Fees: $23.00 Taxes: $2,159.49
20240731-0058113

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

File No.: **110378314**

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-ninth day of July, 2024**, by and between **Drees Premier Homes, Inc., an Ohio corporation**, party of the first part, and **Bradford Eric Charles and Angela Charles, Co-Trustee's of The Bradford Eric Charles and Angela Charles Joint Revocable Living Trust u/a/d April 6, 2023**, 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 27 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. 202301030000312, recorded 01/03/2023 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to party of the first part, herein shown in:
Book , Page No.: or 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-027.00**

X Improved OR
Unimproved property located at: **820 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 dba Drees Homes

By_____

Peter Holser, Assistant Secretary

State of **Tennessee**

County of **Williamson**

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 dba Drees Homes**, 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 dba Drees Homes**.

Witness my hand and Notarial Seal at office this **Twenty-ninth day of July, 2024**.

_____

Notary Public

My Commission Expires: _____

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Owner's Name: Angela Charles and Braford Charles
Mail tax notices to:

820 Ashton Park Way
Mount Juliet, TN 37122

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 **$583,645.00** 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 **Twenty-ninth day of July, 2024.**

Notary Public

TERRI EVANS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 4/22/26

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 7-29-2024.

Affiant Signature

7-31-2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 31 day of July, 2024.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
RUTHERFORD COUNTY

Notary Public

My Commission Expires: 4-19-2027

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