Karen Johnson Davidson County
Batch# 1172415 DEEDWARRSP
08/21/2024 08:13:30 AM 7 pgs
Fees: $38.00 Taxes: $5,518.62
20240821-0064032

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	SAME	Portion of Map: 110 Parcel: 218 New Map and Parcels: 110-02-0-C-151 (Lot 151) 110-02-0-C-152 (Lot 152) 110-02-0-C-52 (Lot 52) 110-02-0-C-53 (Lot 53) 110-02-0-C-54 (Lot 54) 110-02-0-C-55 (Lot 55) 110-02-0-C-137 (Lot 137) 110-02-0-C-138 (Lot 138) 110-02-0-C-139 (Lot 139) 110-02-0-C-140 (Lot 140) 110-02-0-C-141 (Lot 141) 110-02-0-C-174 (Lot 174) 110-02-0-C-175 (Lot 175) 110-02-0-C-176 (Lot 176) 110-02-0-C-177 (Lot 177) 110-02-0-C-178 (Lot 178)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PARDUE FAMILY ASHTON PARK PARTNERSHIP II, a Tennessee general partnership** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **DREES PREMIER HOMES, INC., an Ohio corporation** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those

exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

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.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 12th day of August, 2024.

PARDUE FAMILY ASHTON PARK PARTNERSHIP II, a Tennessee general partnership

By: _____
Chris Pardue

Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public, Chris Pardue, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Managing Partner of PARDUE FAMILY ASHTON PARK PARTNERSHIP II, a Tennessee general partnership, and that he, as such Managing Partner, executed the within instrument for the purposes herein contained by signing the name of the partnership in his capacity as Managing Partner.

Witness my hand, at office, this 14 day of August, 2024.

_____
NOTARY PUBLIC

My Commission Expires: 3/20/2028

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

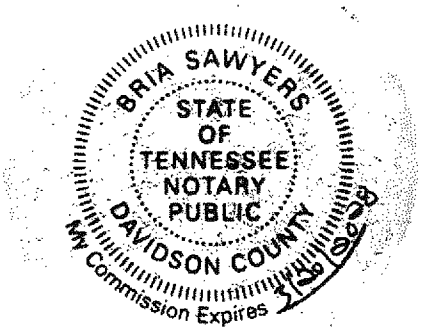
The actual consideration for this transfer, or value of property (whichever is greater) is $1,491,520.00.

Kirsten Virden
Affiant

Subscribed and sworn before me this 20th day of August, 2024.

Bria Sawyers
NOTARY PUBLIC

My Commission Expires: 3/20/2028



WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23097-DS

EXHIBIT "A"
Legal Description

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being all of Lot Nos. 151 & 152, Final Plat, Phase 2A, Ashton Park Subdivision, according to survey and plat of same of record in Instrument No. 20231211-0095504, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lots.

And:

Land in Davidson County, Tennessee, being all of Lot Nos. 52, 53, 54, 55; and all of Lots Nos. 137, 138, 139, 140, 141; and all of Lot Nos. 174, 175, 176, 177, 178 Final Plat, Phase 2B, Ashton Park Subdivision, according to survey and plat of same of record in Instrument No. 20240805-0059522, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lots.

Being a portion of the property conveyed to Pardue Family Ashton Park Partnership II, a Tennessee general partnership by Quitclaim Deed from Pardue Family Ashton Park Partnership I, a Tennessee general partnership, dated January 2, 2021, recorded October 20, 2021, of record in Instrument No. 20211020-0140671, Register's Office for Davidson County, Tennessee; and further, 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, said Register's Office; and further, being a portion of the property conveyed to Chris Pardue by the following two 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.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2024, a lien not yet due and payable.

2. All matters appearing on the Final Subdivision Plat, Ashton Park Phase 2A, according to survey and plat of same of record in Instrument No. 20231211-0095504, in the Register's Office for Davidson County, Tennessee.

4. All matters appearing on the Final Subdivision Plat, Ashton Park Phase 2B, according to survey and plat of same of record in Instrument No. 20240805-0059522, in the Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements of record in Instrument No. 20211026-0143623; as amended in Instrument No. 20221027-00116421, in Instrument No. 20230627-0048853, in Instrument No. 20240205-0007681, and in Instrument No. 202408210064030 Register's Office for Davidson County, Tennessee.

4. Charter for Homeowners Association of record in Instrument No. 20221028-0116589, Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200602-0056638; and in Instrument No. 20210128-0012565, Register's Office for Davidson County, Tennessee.

6. Deed Establishing Boundary Line of record in Book 4101, page 465, Register's Office for Davidson County, Tennessee.

7. Deed Restriction of record in Book 4119, page 774, Register's Office for Davidson County, Tennessee.

8. Memorandum of Contract for Sale of Real Estate of record in Instrument No. 20221219-0130941, Register's Office for Davidson County, Tennessee.

9. Quitclaim Deed for common areas to the Ashton Park Homeowners Association of record in Instrument No. 20240220-0011308 and Instrument No. 20240205-0007681, Register's Office for Davidson County, Tennessee.

10. Conveyance to Homeowners Association for open space in Phase 2A, of record in Instrument No. 20240220-0011309, Register's Office for Davidson County, Tennessee.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 8/20/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8/20/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th **day of** August, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

