THIS INSTRUMENT PREPARED BY:
First American Title Company
2550 Meridian Blvd, Ste 200/Off 230
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1231909 DEEDWARRSP
01/30/2025 08:01:30 AM 4 pgs
Fees: $23.00 Taxes: $2,793.80
20250130-0007003

File No. 110580975

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-ninth day of January, 2025**, by and between **Drees Premier Homes, Inc., an Ohio corporation**, party of the first part, and **Kelly Baden and Jeric Arpon, wife and husband as joint tenants with right of survivorship**, 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 all of Lot No. 149, 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, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lots.

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 II, a Tennessee general partnership, of record in Instrument No. 20240517-0036949, recorded May 17, 2024, 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.: **20240517-0036949** 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 149.00**

X Improved OR
Unimproved property located at: **1004 Cherry Tree Drive, 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: _____
Name: Peter Holser
Title: Assistant Secretary

State of **Tennessee**

County of **Williamson**

Before me, **Terri Evans** of the State and County mentioned, personally appeared **Peter Holser** with whom I personally acquainted and who, upon oath, acknowledged such person to be **Assistant Secretary** of **Drees Premier Homes, Inc, an Ohio corporation** the within named bargainor, a corporation, and that such **Peter Holser**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as **Assistant Secretary**.

Witness my hand and Seal at office in **WILLIAMSON COUNTY, TN** this **Twenty-ninth day of January, 2025.**

_____
Notary Public

My Commission Expires: 2/22/26

TERRI EVANS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

****

Owner's Name: **Kelly Baden and Jeric Arpon**

and Address: **1004 Cherry Tree Drive**
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 **$755,080.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affidavit

Subscribed and sworn to before me this **Twenty-ninth day of January, 2025**.

Notary Public

My Commission Expires: 10/22/25

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Oct. 22, 2025

Certificate of Authenticity

I, Jennifer Puckett, 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 01/29/2025.

1/29/25
Date

Jennifer Puckett
Affiant Signature

State of Tennesee
County of Williamson

Sworn to and subscribed before me this 29 day of Jan, 2025

Notary signature

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires
Oct. 22, 2026