WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23777-DS

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: 098 Parcel: 88 Portion of Map: 110 Parcel: 218 New Map and Parcels: 110-02-0-C-042 (Lot 42) 110-02-0-C-043 (Lot 43) 110-02-0-C-044 (Lot 44) 110-02-0-C-045 (Lot 45) 110-02-0-C-046 (Lot 46) 110-02-0-C-047 (Lot 47) 110-02-0-C-048 (Lot 48) 110-02-0-C-049 (Lot 49) 110-02-0-C-050 (Lot 50) 110-02-0-C-051 (Lot 51) 110-02-0-C-179 (Lot 179) 110-02-0-C-180 (Lot 180) 110-02-0-C-181 (Lot 181) 110-02-0-C-182 (Lot 182) 110-02-0-C-183 (Lot 183) 110-02-0-C-184 (Lot 184) 110-02-0-C-185 (Lot 185) 110-02-0-C-186 (Lot 186) 110-02-0-C-187 (Lot 187) 110-02-0-C-188 (Lot 188) 110-02-0-C-189 (Lot 189)

Karen Johnson Davidson County
Batch# 1254162 DEEDWARRSP
03/31/2025 12:36:30 PM 7 pgs
Fees: $38.00 Taxes: $7,424.31
20250331-0024135

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 31 day of March, 2025.

PARDUE FAMILY ASHTON PARK
PARTNERSHIP II, a Tennessee general partnership

By: Chris Pardue
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 31 day of March, 2025.

Bria Sawyers
NOTARY PUBLIC

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 $2,006,571.00.

Kirsten Virden
Affiant

Subscribed and sworn before me this 31 day of March, 2025.

Bria Sawyers
NOTARY PUBLIC

My Commission Expires: 3/20/2028

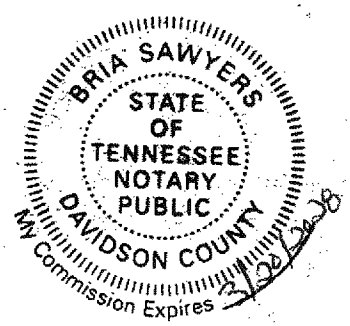


EXHIBIT "A"
Legal Description

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. 42, 43, 44, 45, 46, 47, 48, 49, 50 and 51 and all of Lot Nos. 179, 180, 181, 182, 183, 184, 185, 186, 187, 188 and 189, Final Subdivision Plat, Ashton Park Phase 3A, according to survey and plat of same of record in Instrument No. 20250327-0022951, 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, of record in Instrument No. 20211020-0140671, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2025, a lien not yet due and payable.

2. All matters appearing on the Final Subdivision Plat, Ashton Park Phase 3A, , according to survey and plat of same of record in Instrument No. 20250327-0022951, 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, in Instrument No. 20240821-0064030, and in Instrument No. 20250325-0022388, 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.

- **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** 3/31/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3/31/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 **day of** March **,** 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

