SPECIAL WARRANTY DEED

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,015.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES: 4-19-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr.
Suite 202
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 1254915 DEEDWARRSP
04/01/2025 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,697.36
20250401-0024795

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cathy Hall and Jerry Hall	First Equity Mortgage Inc	11000021800
(NAME)	(NAME)	
1052 Cherry Tree Drive	211 Grandview Dr, Ste 102	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Ft Mitchell, KY 41017	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Drees Premier Homes, Inc., an Ohio corporation,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Cathy Hall and Jerry Hall, wife and husband,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No.137, on the plan of FINAL PLAT ASHTON PARK SUBDIVISION PHASE 2B, as shown on plat of record in Instrument 202408050059522 Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Drees Premier Homes Inc by Warranty Deed from Pardue Family Ashton Park Partnership II, dated 08/12/2024, of record in Instrument 202408210064032, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 1052 Cherry Tree Drive, Mount Juliet, TN 37122
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 27th day of March, 2025.

Drees Premier Homes, Inc.

By: _____
Peter Holser, Assistant Secretary

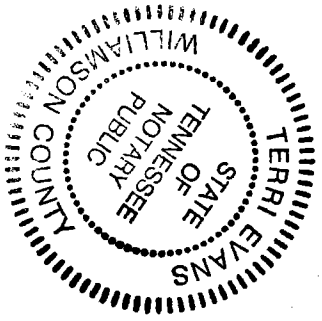
State of Tennessee
County of Williamson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Peter Holser with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Assistant Secretary of Drees Premier Homes, Inc. the within named bargainer, a corporation, and that, he as such Assistant Secretary, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Peter Holser as such Assistant Secretary.

Witness my hand and Official seal this 27th day of March, 2025.

_____
Notary Public:
My Commission Expires: 2/22/26

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129



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 3-27-2025.

Affiant Signature

4-1-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 1 day of April, 2025.

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

Notary Public

My Commission Expires: 11-19-2027