SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 1268461 DEEDWARRSP
05/05/2025 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20250505-0034428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 4-03-29

(AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony Michael Mangione	Omni-Fund, Inc.	110 02 0C 040.00
(NAME)	(NAME)	
1309 Ashton Park	26395 Jefferson Avenue, Ste. #E	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Murrieta, CA 92562	
(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 **Anthony Michael Mangione, a single man** 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 all of Lot No. 40, Final Plat, Phase 1, Ashton Park Subdivision, according to survey and plat of same of record in Instrument No. 20220506-0052365, 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 same property conveyed by Special Warranty Deed from Pardue Family Ashton Park Partnership I, a Tennessee general partnership to Drees Premier Homes, Inc., an Ohio corporation, recorded May 23, 2022, as Instrument No. 20220523-0059471 in Davidson County, Tennessee Register of Deeds.

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 ☒ 1309 Ashton Park, 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 15th day of April, 2025.

Drees Premier Homes, Inc.

By: _____
Peter Holser, Assistant Secretary

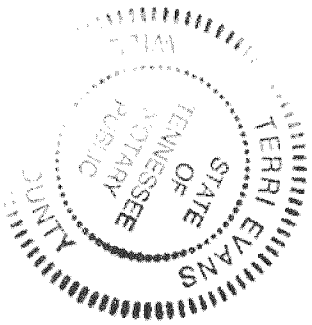
State of Tennessee
County of Williamson

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 15th of April, 2025.

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

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



True Copy Certification

I, Yvette Meldrum, 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 April 15, 2025.

Affiant Signature _____

April 15, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of April 2025.

Megan Crawford
Notary's Signature
MY COMMISSION EXPIRES: 10-25-26

