WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280534 DEEDWARR
06/02/2025 12:51:30 PM 2 pgs
Fees: $13.00 Taxes: $2,793.50
20250602-0043125

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $755,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF JUNE, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 25-3370LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Drees Premier Homes, Inc.	Drees Premier Homes, Inc.	102 11 0 051.00
1651 Westgate Circle	1651 Westgate Circle	
Brentwood, TN 37027	Brentwood, TN 37027	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SALLY D. BENNETT, SUCCESSOR TRUSTEE OF THE ODESSA DUKE TRUST DATED FEBRUARY 25,2016

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

DREES PREMIER HOMES, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 6804 Fleetwood Drive, Nashville, TN 37205-1226

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. 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..

Witness its hand on the 30th day of May, 2025.

Sally D. Bennett, Successor Trustee of the Odessa Duke Trust dated February 25, 2016

BY: Sally D. Bennett
Sally D. Bennett, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Sally D. Bennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Successor Trustee of SALLY D. BENNETT, SUCCESSOR TRUSTEE OF THE ODESSA DUKE TRUST DATED FEBRUARY 25,2016, the within named barganor, a trust, and that Sally D. Bennett, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official ~~seal at Franklin, Tennessee~~, this 30th day of May, 2025.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

25-3370LA

EXHIBIT A - LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 168 on the Plan of Horton Heights, Section 8, as of record in Plat Book 2133, Page 30, Register's Office for said County, to which plan reference is made for a more complete description

Being the same property conveyed to Odessa Duke, Trustee of the Odessa Duke Trust dated February 25, 2016, by Quitclaim Deed to Trustee from Odessa Duke dated February 25, 2016, and recorded February 29, 2016, of record in Instrument No. 20160229-0018703, in the Register's Office for Davidson County, Tennessee. (Odessa Duke having died on or about September 3, 2024)

Being the same property conveyed to Leslie I. Duke and wife, Odessa Duke, by Warranty Deed from Carolyn Spicer Moore dated February 28, 1992, and recorded March 3, 1992, of record in Book 8564, Page 471, in the Register's Office for Davidson County, Tennessee. (Leslie I. Duke having died on or about March 27, 2015, leaving Odessa Duke as sole surviving tenant)

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 2133, Page 30, of the Public Records of Davidson County, Tennessee.

5. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.

6. Any enlargement or loss of Land by reason of accretion, reliction, avulsion or erosion.

7. The rights of others in and to the use of the waters of the creek located on the premises and the natural flow thereof.

I Lisa Allard, 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 June 2, 2025

Lisa Allard June 2, 2025
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this June 2, 2025.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY