SPECIAL WARRANTY DEED

CINDY PARSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $727,949.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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
James Ellison and Shannon Fitzpatrick	First Equity Mortgage Incorporated	110 02 0C 139.00
(NAME)	(NAME)	
1044 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 **James Ellison, an unmarried man and Shannon Fitzpatrick, an unmarried woman, as tenants in common,** 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. 139 Final Plat, Phase 2B, Ashton Park Subdivision, according to survey and plat of same of record in Instrument No. 20240805-0059522, 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 lot.

BEING a portion of the same property conveyed by Special Warranty Deed from Pardue Family Ashton Park Partnership II, a Tennessee general partnership to Drees Premier Homes, Inc., an Ohio corporation, recorded August 21, 2024, as Instrument No.20240821-0064032 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 ☒ 1044 Cherry Tree Drive, Mount Juliet, TN 37122
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2649589
Special Warranty Deed TN

Karen Johnson Davidson County
Batch# 1313730 DEEDWARRSP
08/22/2025 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $2,693.41
20250822-0067447

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 12th day of August, 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 12th day of August, 2025.

_____
Notary Public
My Commission Expires: 2/12/26

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

TERRI EVANS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

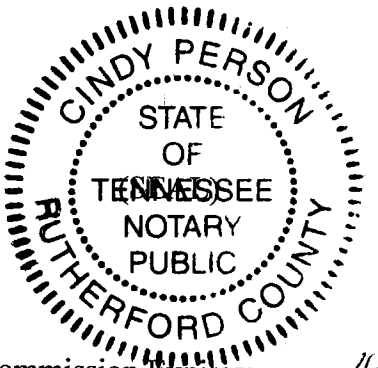
I, Alexis Steelman, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8.12.2025.

A R Steelman
Affiant Signature

8-22-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 22 day of August, 2025.



Cindy Person
Notary Public

My Commission Expires: 4.19.2027

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