Karen Johnson Davidson County
Batch# 1328566 DEEDWARRSP
10/01/2025 09:05:30 AM 7 pgs
Fees: $38.00 Taxes: $7,247.56
20251001-0077968

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-056 (Lot 56) 110-02-0-C-057 (Lot 57) 110-02-0-C-058 (Lot 58) 110-02-0-C-059 (Lot 59) 110-02-0-C-060 (Lot 60) 110-02-0-C-061 (Lot 61) 110-02-0-C-062 (Lot 62) 110-02-0-C-063 (Lot 63) 110-02-0-C-064 (Lot 64) 110-02-0-C-065 (Lot 65) 110-02-0-C-066 (Lot 66) 110-02-0-C-067 (Lot 67) 110-02-0-C-122 (Lot 122) 110-02-0-C-123 (Lot 123) 110-02-0-C-135 (Lot 135) 110-02-0-C-136 (Lot 136) 110-02-0-C-153 (Lot 153) 110-02-0-C-154 (Lot 154) 110-02-0-C-155 (Lot 155) 110-02-0-C-156 (Lot 156)

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 30 day of Sept, 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 30 day of September, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

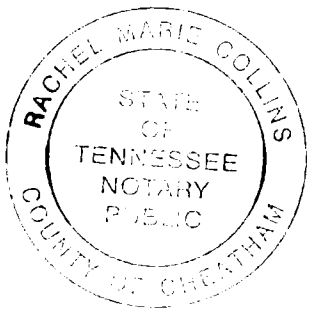
My Commission Expires: 3/3/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ $1,958,000.00.

Kirsten Vorder
Affiant

Subscribed and sworn before me this 30th day of September, 2025.



Rachel Marie Collins
NOTARY PUBLIC

My Commission Expires: 3.21.2028

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. Lot Nos. 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 122, 123, 135, and 136, Ashton Park Phase 3B, according to survey and plat of same of record in Instrument No. 20250825-0067654, 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.

Land in Davidson County, Tennessee, being all of Lot Nos. 153, 154, 155 and 156, Ashton Park Phase 3C, according to survey and plat of same of record in Instrument No. 20250926-0076931, 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, Phase 3B, Ashton Park, according to survey and plat of same of record in Instrument No. 20250825-0067654, in the Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Final Subdivision Plat, Phase 3C, Ashton Park, according to survey and plat of same of record in Instrument No. 20250926-0076931, in the Register's Office for Davidson County, Tennessee.

4. 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, in Instrument No. 20250325-0022388, and in Instrument No. 20250331-0024133, Register's Office for Davidson County, Tennessee.

5. Charter for Homeowners Association of record in Instrument No. 20221028-0116589, Register's Office for Davidson County, Tennessee.

6. 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.

7. Deed Establishing Boundary Line of record in Book 4101, page 465, Register's Office for Davidson County, Tennessee.

8. Deed Restriction of record in Book 4119, page 774, Register's Office for Davidson County, Tennessee.

9. Memorandum of Contract for Sale of Real Estate of record in Instrument No. 20221219-0130941, Register's Office for Davidson County, Tennessee.

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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 09/30/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/30/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of September, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

