THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-9052-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 700,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 2025. Notary Public MY COMMISSION EXPIRES: 11-8-2028 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1341739 DEEDWARR
11/03/2025 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20251103-0087564

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drees Premier Homes, Inc.	New Owner	
1651 Westgate Circle		117-16-215.00
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Richard Jett, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Drees Premier Homes, Inc., an Ohio Corporation**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 10 on the Plan of and the east one-half of Lot 9 Block 12 on the Plan of College Park of record in Plat Book 843, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard W Jett by Warranty deed from Charles D Thomas and Johnny Mack Thomas and Joyce Thomas Charlton, devisses under Last Will and Testament of Carmon Odle Thomas, and being all the heirs of Carmon Odle Thomas aka Carmone Odle Thomas of record in Instrument No. 20050728-0087958 Register's Office for Davidson County, Tennessee, dated 7/22/2005 and recorded on 7/28/2005. (Value of consideration shown in aforementioned deed $261,250.00.) Being also known as 1103 Maplehurst Lane Nashville, Tennessee 37204.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1103 Maplehurst Lane, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 our hands this the 3 day of November, 2025.

Richard Jett

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Jett,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3 day of November, 2025.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **11-03-2025**.

Affiant Signature — Date: **11-03-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11-03-2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY