WARRANTY DEED

Karen Johnson
Batch # 1358040
12/15/2025 10:03:11 AM
Fees: $13.00 Taxes: $3,626.00
Davidson County
DEEDWARR
2 pgs
20251215-0099417

MICHELLE OSBORNE NOTARY PUBLIC TENNESSEE My Comm Exp. March 5, 2029 COUNTY OF MASON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $980,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF December, 20 25

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drees Premier Homes Inc., an Ohio Corporation	NEW OWNER	
(NAME)	(NAME)	
1651 Westgate Circle		131 11 0 013.00
(ADDRESS)	(ADDRESS)	
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, WE, **ROBERT A. HUNT AND WIFE, BARBARA A. HUNT**, 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:

Being Lot No. 56 on the Plan of SECTION I, SEVEN HILLS, of record in Book 2133, Pages 81 and 82, Register's Office for said County, and described as follows:

Beginning at a point in the Easterly margin of Shy's Hill Road at the corner of Lots 56 and 57; thence with the line between said lots Easterly 266 feet to a point, a corner of Lot 55; thence with the line between Lots 55 and 56 Southerly 292 feet to the North margin of Harding Place; thence with the margin of the same Westerly 214 feet to the beginning of a curve; thence around said curve Northwesterly 39.3 feet to the East margin of Shy's Hill Road; thence with the margin of the same Northerly, partly around a slight curve 192.8 feet to the point of beginning.

Being the same property conveyed to Robert A. Hunt and wife, Barbara A. Hunt, by Warranty Deed from Robert B. Sprouse and wife, Barbara C. Sprouse, of record in Book 4719, Page 922, in the Register's Office for Davidson County, Tennessee, dated June 15, 1973, and recorded on June 18, 1973.

Amanda Callendrier herein signed as Attorney in fact for Barbara A. Hunt. Said Power of Attorney is of record Instrument No. 20251017-0082770 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved unimproved x property, known as 4542 Shys Hill Rd, Nahsville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2025-1209

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 my hand this 21 day of October, 2025

Robert A. Hunt

ROBERT A. HUNT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 21 day of October, 2025.

KEVIN A. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Commission expires:

Notary Public

Witness my hand this 21 day of October, 2025

Barbara A. Hunt by [signature], Attorney-in-fact

BARBARA A. HUNT
BY: AMANDA CALLENDRIER, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amanda Callendrier, to me known to be the person who executed the foregoing instrument on behalf of Barbara A. Hunt and acknowledged that he executed the same as the free act and deed of Barbara A. Hunt.

Witness my hand and official seal this 21 day of October, 2025.

KEVIN A. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Commission expires:

Notary Public

MO2025-1209