# WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF January, 2026

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-21-2028
(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. | New Owner | |
| (NAME) | (NAME) | |
| 1651 Westgate Circle | | 102 11 0 001.00 |
| (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, **JAMES E. DILLINGHAM AND VICKIE L. DILLINGHAM, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, 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. 397 on the Plan of BROOK MEADE, SECTION X, as of record in Plat Book 2331, Page 135, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 397 fronts 128 feet on the Southerly margin of Ole [sic] Charlotte Pike, and runs back between lines measuring 349.8 feet on the Westerly line and 343.7 feet on the Easterly line to a dead line in the rear on which it measure 128.2 feet thereon.**

**Being the same property conveyed to James E. Dillingham and Vickie L. Dillingham, joint tenants with the right of survivorship, by Warranty Deed from Therese Altricia Pruitt, unmarried, of record in Instrument No. 20031111-0164818, in the Register's Office of Davidson County, Tennessee, dated November 06, 2003, and recorded on November 11, 2003.**

**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.**

unimproved
This is improved x property, known as 6841 Old Charlotte Pike, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 1366115 DEEDWARR
01/06/2026 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260106-0000888

PM2025-1595

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 5th day of January, 2026

James E. Dillingham
JAMES E. DILLINGHAM

Vickie L. Dillingham
VICKIE L. DILLINGHAM

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 James E. Dillingham and Vickie L. Dillingham, 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 5th day of January, 2026.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

PM2025-1595

# 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 **01/06/2026**.

Affiant Signature — Date: 01/06/2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 01/06/2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY