This instrument was prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24876-DJ

Karen Johnson Davidson County
Batch# 1386067 DEEDQC
02/26/2026 01:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260226-0015353

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Kirsten Vorder
Affiant

Subscribed and sworn to before me, this the 25 day of February, 2026.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner	Send Tax Bills To:	Map-Parcel Numbers
Pardue Family Ashton Park Partnership II 6203 Belle River Drive Brentwood, TN 37027	New Owner	110020C15300CO 110020C15400CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **DREES PREMIER HOMES, INC.,** an Ohio corporation (hereinafter the "Grantor") does hereby quitclaim and convey unto **PARDUE FAMILY ASHTON PARK PARTNERSHIP II,** a Tennessee general partnership (hereinafter the "Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being all of Lot Nos. 153 and 154, 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, 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 Drees Premier Homes, Inc., an Ohio corporation, by Special Warranty Deed from Pardue Family Ashton Park Partnership II, a Tennessee general partnership, dated September 30, 2025, recorded October 1, 2025, of record in Instrument No. 20251001-0077968, Register's Office for Davidson County, Tennessee

This is unimproved property located at: **Lots 153 and 154, Phase 3C Ashton Park**
Mt Juliet, TN 37122

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.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2026.

GRANTOR:

Drees Premier Homes, Inc.,
an Ohio corporation

By: Ronald M. Schroeder, Division President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ronald M. Schroeder, Division President of Drees Premier Homes, Inc. 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 executed the foregoing instrument as Division President of Drees Premier Homes, Inc for the purposes therein contained.

WITNESS my hand and seal at office this 24 day of February, 2026.

Notary Public
My Commission expires: 1/22/30



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 02/24/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 02/24/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of February, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

