THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

AMENDED AND RESTATED SPECIAL WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Drees Premier Homes, Inc. 1651 Westgate Circle Brentwood, TN 37027	Same	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-155 (Lot 155) 110-02-0-C-156 (Lot 156) 110-02-0-C-159 (Lot 159) 110-02-0-C-160 (Lot 160)

Karen Johnson Davidson County
Batch# 1386067 DEEDWARRSP
02/26/2026 01:17:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20260226-0015354

This Amended and Restated Special Warranty Deed is being recorded to amend the legal description in the Warranty Deed recorded initially on October 1, 2025, in Instrument No. 20251001-0077968, Register's Office for Davidson County, Tennessee.

Grantor, at Grantee's request (as said parties are hereinafter defined), has agreed to amend the legal description set out in the Special Warranty Deed recorded in Instrument No. 20251001-0077968, said Register's Office.

The legal description was stated as:

> 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. 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.

The legal description is amended and restated to read as follows:

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. 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. 155, 156, 159 and 160, 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.

In furtherance thereof, Grantor hereby restates:

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PARDUE FAMILY ASHTON PARK DEVELOPMENT 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 the 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 said Grantee, its successor 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 successor and assigns, to warrant and forever defend the title to the said land to the Grantee, its successor 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 24th day of February, 2026.

DREES PREMIER HOMES, INC.,
an Ohio corporation

By: _____
Ronald M. Schroeder

Title: Division President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Ronald M. Schroeder, 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 Division President of DREES PREMIER HOMES, INC., an Ohio corporation, and that he, as such Division President, executed the within instrument for the purposes herein contained by signing the name of the corporation in his capacity as Division President.

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

_____
Notary Public
My Commission Expires: 1/22/30

TERRI EVANS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

PARDUE FAMILY ASHTON PARK
PARTNERSHIP II, a Tennessee general partnership

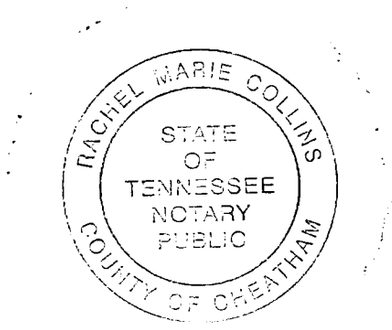
By: Chris Pardue
Chris Pardue

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 24th day of February, 2026.



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

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater), is $1,958,800.00. **The applicable Recordation Tax due under T.C.A. § 67-4-409 was previously paid upon recordation of the Warranty Deed in Instrument No. 20251001-0077968, Register's Office for Davidson County, Tennessee.**

Kirsten Virden

Affiant

Subscribed and sworn to before me this 24th day of February, 2026.

Rachel Marie Collins

NOTARY PUBLIC

My Commission Expires 3.21.2028

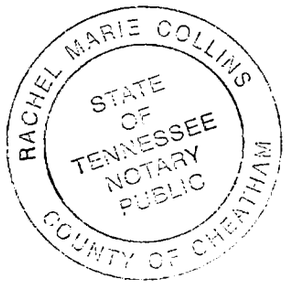


EXHIBIT "A"
Legal Description

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. 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. 155, 156, 159 and 160, 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

Taxes for the year 2026, a lien not yet due and payable.

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.

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.

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 and supplemented in Instrument No. 20221027-0116421; Instrument No. 20230627-0048853; Instrument No. 20240205-0007681; Instrument No. 20240821-00644030; Instrument No. 20250325-0022388; Instrument No. 20250331-0024133.

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

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.

Deed Establishing Boundary Line of record in Book 4101, page 465, Register's Office for Davidson County, Tennessee.
Deed Restriction of record in Book 4119, page 774, Register's Office for Davidson County, Tennessee.

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 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)

