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 $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF March, 2026

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., an Ohio Corporation	Emily Garrett	
(NAME) 1451 Westgate Circle	(NAME) 842 Woodmont Blvd	131 04 0 229.00
(ADDRESS) Brentwood TN 37027	(ADDRESS) Nashville TN 37204	
(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, **I/WE, FRIEDA K. DILGARD, TRUSTEE OF THE ROBERT C. DILGARD AND FRIEDA K. DILGARD REVOCABLE LIVING TRUST U/A/D MARCH 26, 2002 AND AS AMENDED BY FIRST AMENDMENT DATED SEPTEMBER 9, 2010, AS AMENDED ON APRIL 4, 2016 AND AS AMENDED ON JUNE 4, 2021**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 36 on the Map of DUNCANWOOD, as of record in Plat Book 1424, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 110 feet on the south side of Brookmeade Drive and runs back between parallel lines 182 feet to a dead line.

Being the same property conveyed to Robert Carl Dilgard and spouse, Frieda K. Dilgard, by Warranty Deed from Don W. Meyer and spouse, Carmen L. Meyer, of record in Book 8976, Page 3, in the Register's Office of Davidson County, Tennessee, dated June 03, 1993, and recorded on June 09, 1993.

Being the same property conveyed to Robert C. Dilgard and wife, Frieda K. Dilgard, Trustees of the Dilgard Joint Revocable Living Trust Agreement U/A/D March 26, 2002, by Quitclaim Deed from Robert Carl Dilgard, and Frieda K. Dilgard, of record in Instrument No. 20020328-0038220, in the Register's Office of Davidson County, Tennessee, dated March 26, 2002, and recorded on March 28, 2002. Trustee Robert C. Dilgard died on July 28,2019, Trust amended leaving Frieda K. Dilgard as sole Trustee of the Robert C. Dilgard and Frieda K. Dilgard Trust U/A/D March 26, 2002 and as amended.

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.

Karen Johnson Davidson County
Batch# 1393366 DEEDWARR
03/16/2026 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20260316-0020841

MO2026-219

unimproved _
This is improved x property, known as 1131 Brookmeade Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 12th day of March, 2026

THE ROBERT C. DILGARD AND FRIEDA K. DILGARD
REVOCABLE LIVING TRUST U/A/D MARCH 26, 2002
AND AS AMENDED

BY Frieda K. Dilgard, TRUSTEE
FRIEDA K. DILGARD, TRUSTEE

STATE OF FLORIDA
COUNTY OF Bay

Personally appeared before me, the undersigned notary public, Frieda K. Dilgard with whom I am personally acquainted and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee of The Robert C. Dilgard and Frieda K. Dilgard Trust U/A/D March 26, 2002 as amended,, and who further acknowledged that he/she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 12th day of March, 2026.

Commission expires: 08-20-2026

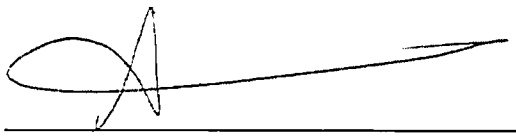
Channing D Liptrot
Notary Public

CHANNING D LIPTROT
Notary Public - State of Florida
Commission # HH 281048
My Comm. Expires Aug 20, 2026

MO2026-219

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 03-16-2026.



Affiant Signature — Date: 03-16-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 03-16-2026.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal