This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25505-AP

Karen Johnson Davidson County
Batch# 1417487 DEEDWARR
05/07/2026 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $8,879.96
20260507-0041364

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,399,990.00.

Affiant

Subscribed and sworn to before me, this the 7th day of May, 2026.

Notary Public
My Commission Expires: _____

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
The Kevin and Melissa Hogan Living Trust dated February 25, 2025 835 Brook Hollow Rd Nashville, TN 37205	New owner	102-11-0-072

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Drees Premier Homes, Inc., an Ohio Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kevin Thomas Hogan and Melissa Marie Straub Hogan, Co- Trustees of The Kevin and Melissa Hogan Living Trust U/A/D February 25, 2025**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 235, Section A, Plan of Horton Heights, according to survey and plat of same appearing of record in Book 2133, page 71, 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 lot.

Being the same property conveyed to Drees Premier Homes, Inc., an Ohio corporation by Warranty Deed from David Labruyere and Chelsea Kent, husband and wife, dated August 1, 2025, recorded August 8, 2025, of record in Instrument No. 20250808-0063069, Register's Office for Davidson County, Tennessee.

This is improved property located at: **835 Brook Hollow Road, Nashville, TN 37205**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of May, 2026

.

GRANTOR:

Drees Premier Homes, Inc.,
an Ohio Corporation

By: _____
Michael D. Carey, Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael D. Carey, the within named bargainor(s), 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 Assistant Secretary of Drees Premier Homes, Inc., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of May, 2026.

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public
My Commission expires: 3-2-27

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

202605070041364

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 May 7, 2026.

Affiant Signature

May 7, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

7th day of May, 2026.

Notary's Signature

My Commission Expires: 5/8/2028

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028