Karen Johnson Davidson County
Batch# 1427803 DEEDWARR
06/04/2026 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20260604-0050350

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9498-WE

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TEN
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/22/30

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Drees Premier Homes, Inc.	**New Owner**	
1651 Westgate Circle		117-16-0-214.00
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,
Crystal Hammond, Diana Gail Jett and Richard Warrent Jett, heirs at law of Geraldine Jett, deceased,

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 situated in Davidson County, Tennessee, being Lot No. 8 and the West one-half of Lot No. 9, of Block 12, on the Map of College Park, as shown by plat of record in Book 843, Page 29, in the Register's Office for Davidson County, Tennessee. Said lot and part of said lot adjoin and front together 75 feet on the South side of Maplehurst Lane and run back between lines 164 feet 7 inches on the West line of Lot No. 8, 163 feet 5.5 inches, more or less, on the East line of part of Lot No. 9 to a dead line in the rear on which they measure 75 feet.

Being the same property conveyed to Warren H. Jett and wife, Geraldine Jett by Warranty Deed from W.P. Ackerman and wife, Helen A. Ackerman, of record in Book 1877, Page 369, Register's Office for Davidson County, Tennessee, dated August 15, 1950 and recorded on August 15, 1950.

Warren H. Jett having since died on or about February 18, 1970, leaving his wife, Geraldine Jett as the surviving tenant by the entireties. Geraldine Jett having subsequently died intested on or about March 8, 2014, thereby vesting title into her heirs-at-law: Crystal Hammond, Diana Gail Jett and Richard Warren Jett. See Also: Affidavit of Heirship of record in Instrument No. 202606040050349 **, and Instrument No. 20260219-0013121, in the Register's Office for Davidson County, Tennessee. Crystal Hammond being one and the same as Crystal Lee Hammond.**

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **1105 Maplehurst Lane, Nashville, TN 37204**

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 our hands this the 1st day of June, 2024.

Crystal Hammond
Crystal Hammond

Diana Gail Jett
Diana Gail Jett

Richard Warren Jett

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 **Crystal Hammond, Diana Gail Jett and Richard Warrent Jett,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of June, 2024.

My Commission expires: Mar 8 2027

R.L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

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 6-1-2026.

Affiant Signature — Date: 6-1-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-1-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY