Karen Johnson Davidson County
Batch# 959319 DEEDWARR
01/09/2023 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.96
20230109-0001715

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 289,990.00.

Affiant

Subscribed and sworn to before me this 9th day of January , 2023.

Notary Public
My commission expires: 8/15/2026

JIM A. HYDE
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 15, 2026
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Donald R. Pennington, Jr. 605 Hamilton Crossings, Antioch, TN 37013	New Owner	150-09-0C-039.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ole South Properties, Inc., a Tennessee Corporation,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Donald R. Pennington, Jr., sole owner,** "the Grantee," the following described real estate in Davidson County. Tennessee:

Being all of Unit J-39 on the plan of The Ridge at Antioch, a Horizontal Property Regime with Private Elements, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions to The Ridge at Antioch, of record in Instrument No. 20211230-0172041, and amended of record in Instrument No. 20220131-0010914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Ole South/Craighead Joint Venture, a Tennessee Joint Venture, by deed from The Ridge at Antioch Limited Partnership, a Tennessee Limited Partnership, dated June 28, 2019, appearing of record in Instrument No. 20190701-0063743, of the Register's Office of Davidson County, Tennessee.

Further being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed from Ole South/Craighead Joint Venture, a Tennessee Joint Venture, dated March 25, 2022 and recorded April 22, 2022 appearing of record in Instrument No. 20220422-0046693, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 20211230-0172041, and amended of record in Instrument No. 20220131-0010914; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210104-0000839; Subject to Second Amendment to Declaration of Covenants, Conditions, and Restrictions for the Ridge at Antioch, a Horizontal Property Regime With Private Elements of record in Instrument No. 20220816-0092952, Register's Office for said County; Easements or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey; Subject to the Gulf Interstate Gas Company Easement of record in Book 2244, page 13; Subject to the Colonial Pipeline Easement of record in Book 4607, page 484; Subject to the Easement to Columbia Gulf Transmission Company of record in Book 3463, page 126; Subject to the matters shown on Plan for Forest View Park South, including without limitation sewer easement of record in Plat Book 6900, pages 160 & 161; Subject to the easements retained in the Metropolitan County Council Bill 088-397, as recorded with Deed of record as Instrument No. 20121130-0109905; Subject to the Declaration of Covenants and Restrictions for Forest View Park South, of record in Book 7075, page 790 and corrected in Book 7079, page 424; Grant of Easement to Piedmont Natural Gas Company, Inc. of record in Instrument No. 20140505-0037955; Post Closing and Temporary Easement Agreement of record in Instrument No. 20160217-0014870; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160915-0097133; Easement Agreement of record in Instrument No. 20161104-0117206; and to any and all matters shown on said plat and survey of record in Instrument No. 20220131-0010914; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

This is [X] improved [ ] unimproved property known as 605 Hamilton Crossings, Antioch, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 9th day of January , 2023.

Ole South Properties, Inc., a Tennessee Corporation

By: _____
John Davis, Vice President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Jim A. Hyde of the state and county mentioned, personally appeared John Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice President of Ole South Properties, Inc., the within named bargainor, a Corporation, and that such John Davis as such Vice President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Vice President.

Witness my hand and seal, at office in Antioch, this 9th day of January, 2023.

_____
Notary Signature

Printed Name: Jim A Hyde

My commission expires: 08/15/2026

JIM A. HYDE
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 15, 2026
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 1-9-23 (date of document).

Jami K. Averwater

Signature

1-9-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of January, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

