Karen Johnson Davidson County
Batch# 967226 DEEDWARR
02/03/2023 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20230203-0008096

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $318,000.00.

Affiant

File Number: 23010004

EMILEE GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 3rd day of February, 2023.

Notary Public
My Commission Expires: 6/22/26

# Warranty Deed

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Number: |
|---|---|---|
| SNB Properties, LLC, a Tennessee limited liability company | SAME AS OWNER | 150-09-0C-020.00-CO |
| 809 Stone Mill Circle | | |
| Murfreesboro, TN 37130 | | |

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ole South Properties, Inc., a Tennessee Corporation, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to SNB Properties, LLC, a Tennessee limited liability company, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

A certain unit located in Davidson County, Tennessee, being Unit D-20 of The Ridge at Antioch, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing The Ridge at Antioch, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211230-0172041, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

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 of record in Instrument No. 20220627-0073461, Register's Office for Davidson County, Tennessee, dated June 14, 2022 and recorded on June 27, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 646 Hamilton Crossings, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of February, 2023.

Ole South Properties, Inc., a Tennessee Corporation

BY:_____
John Davis, Vice President

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John Davis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President of Ole South Properties, Inc., a Tennessee Corporation, and is authorized by the Company to sign on its behalf as said officer.

Witness my hand and official seal at Murfreesboro, TN, this 3rd day of February, 2023.

Notary Public at Large
My Commission Expires: 2/22/25

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Amber Whisner, 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 February 3, 2023 (date of document).

Amber Whisner
Affiant Signature

February 3, 2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 3rd day of February, 2023.

Kelly Dorsey
Notary's Signature

MY COMMISSION EXPIRES: 2.22.25

NOTARY'S SEAL

Kelly Dorsey
State of Tennessee Notary Public
Rutherford County