Karen Johnson Davidson County
Batch# 1031605 DEEDWARR
07/27/2023 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.96
20230727-0057983

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 $ 329,990.00.

Affiant

Subscribed and Sworn before me this 26th day of July , 2023.

Notary Public
My commission expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jasmine Baidoo 623 Hamilton Crossings, Antioch, TN 37013	New Owner 623 HAMILTON CROSSINGS ANTIOCH, TN 37013	150-09-0C-047.00 CO

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 **Jasmine Baidoo, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. K-47 on the plan of The Ridge at Antioch, as shown on Exhibit C-2 to the Declaration of Covenants, Conditions and Restrictions of The Ridge at Antioch, a Horizontal Property Regime with Private Elements of record in Instrument No. 20211230-0172041, amended in Instrument No. 20230523-0038818, Instrument No. 20220131-0010914 and in Instrument No. 20220816-0092952, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

This is [X] improved [ ] unimproved property known as 623 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 26th day of July , 2023.

Ole South Properties Inc., a Tennessee Corporation

By: Dan Stevens V.P.
Dan Stevens, Vice President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Kathleen Camp of the state and county mentioned, personally appeared Dan Stevens, Vice President of Ole South Properties Inc., 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 Dan Stevens, Vice President of Ole South Properties Inc. 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 Murfreesboro, this 26th day of July, 2023.

Notary Signature

Printed Name: Kathleen Camp

My commission expires: 11-28-2026

KATHLEEN G. CAMP
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
11-28-2026
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Holly A Mason, 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 7/26/23.

Affiant Signature

7/26/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of July, 2023

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25