(1)

Karen Johnson
Batch # 1156614
07/11/2024 11:48:39 AM
Fees: $13.00 Taxes: $1,221.00

Davidson County
DEEDWARR
2 pgs

20240711-0052038

Return To
TRI STAR TITLE & ESCROW LLC
1535 W NORTHFIELD BLVD UNIT 16
MURFREESBORO, TN 37129

# WARRANTY DEED

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/15/25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lindsay Walker, Tri Star Title & Escrow, LLC, 1535 W. Northfield Blvd., Suite 16, Murfreesboro, TN 37129

File No.: 0624-091

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Ole South Properties, Inc. | Ole South Properties, Inc. | P/O 164-00-0-112.00 |
| (NAME) | (NAME) | |
| 262 Robert Rose Drive, Ste 300 | 262 Robert Rose Drive, Ste 300 | |
| (ADDRESS) | (ADDRESS) | |
| Murfreesboro TN 37129 | Murfreesboro TN 37129 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **OLE SOUTH/CRAIGHEAD JOINT VENTURE, A TENNESSEE JOINT VENTURE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS 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 Lot No. 50, 51 and 52 on the Plan of Final Plat, Hobson Park, Cluster Lot Subdivision, as shown on plat of record in Plat Instrument No. 20240515-0036116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Ole South/Craighead Joint Venture, a Tennessee joint

venture by Warranty Deed from Timothy B. Rogers and Stephanie J. Rogers, husband and wife of record in Instrument No. 20200407-0036703 Register's Office for Davidson County, Tennessee, dated April 06, 2020 and recorded on April 07, 2020.

unimproved ☐
This is improved ☑ property, known as 216, 214, & 210 Castle Ridge, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 27 day of June, 2024.

Ole South/Craighead Joint Venture, a Tennessee Joint Venture

BY: _____
John D Floyd
Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared John D Floyd, 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 Manager (or other officer authorized to execute the instrument) of Ole South/Craighead Joint Venture, a Tennessee Joint Venture, the within named bargainor, a corporation, and that such John D Floyd as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Manager.

Witness my hand and seal, at office in 27th day of June, 2024

Lindsay W. Walker
Notary Public
My Commission Expires: 3/15/25

