(1)

Karen Johnson Davidson County
Batch # 1175837 DEEDQC
08/30/2024 09:33:00 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240830-0066832

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

File No.: 0824-107

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Ole South Properties, Inc., a Tennessee Corporation 262 Robert Rose Drive, Ste 300 Murfreesboro 37129	Ole South Properties, Inc. 262 Robert Rose Drive, Ste 300 Murfreesboro 37129	Lot 39: 164-11-0B-039.00-CO, Lot 40: 164-11-0B-040.00-CO, Lot 41: 164-11-0B-041.00-CO and Lot 44: 164-11-0B-044.00-CO

THIS INDENTURE made this 22 day of August, 2024 between, **Ole South/Craighead Joint Venture, a Tennessee Joint Venture**, First Party, and **Ole South Properties, Inc., a Tennessee Corporation**, Second Party:

WITNESSETH

THAT SAID First Party, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Second Party, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said party of the second part, the following described premises, to wit:

Land in **Davidson County**, Tennessee, being Lot Nos. 39, 40, 41, and 44 on the Plan of Final Plat, Hobson Park, Cluster Lot Subdivision, of record in Plat at 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, in the Register's Office for Davidson County, Tennessee, dated April 06, 2020 and recorded on April 07, 2020.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 22 day of August, 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 22nd day of August, 2024

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

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 22 day of August, 2024.

Lindsay W. Walker
Notary Public

My Commission Expires: 3/15/25

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY