Karen Johnson
Batch # 1191252
10/09/2024 09:57:01 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20241009-0078379

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.: 0924-105

QUIT CLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No(s).
Ole South Properties, Inc. 262 Robert Rose Drive, Ste 300 Murfreesboro 37129	Ole South Properties, Inc. 262 Robert Rose Drive, Ste 300 Murfreesboro 37129	P/O 164-00-0-112.00

THIS INDENTURE made this 27th day of September, 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. 37 and 82 on the Plan of Final Plat of Hobson Park, Cluster Lot Subdivision 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 Ira J. Estes and wife, Flora Belle Estes, by Warranty Deed from Morris M. Walker and wife, Lillie Mae Walker, in Book 936, Page 783; and being a portion of the same property conveyed to Ira J. Estes and Flora Belle Estes, by Deed from T.J. McMorrough, recorded in Book 1116, Page 234, Register's Office for Davidson County, Tennessee.

The said Ira J. Estes having since predeceased Flora Belle Estates on May 21, 1987 leaving Flora Belle Estes as the surviving tenant by the entirety;

The said Flora Belle Estes having since died on February 6, 1990 and by her Last Will and Testament filed in Will Book 172, Page 233, in the Probate Court for Davidson County, Tennessee, she devised subject property to James H. Estes, Sr., in trust. The testamentary trust for the Estate of Flora Belle Estes having been terminated, thereby vesting property as follows: one half interest to James H. Estes; a one fourth interest to Ira Jefferson Estes, III; and one fourth interest to Nancy Susan Estes McGee aka Susan Estes McGee, by Trustee's Deed from James H. Estes, Trustee of the Estate of Flora Belle Estes, deceased recorded in Book 9590, Page 976, Register's Office for Davidson County, Tennessee;

The said James H. Estes, Sr. having since died on June 2, 2006 and by his Last Will and Testament filed in Case No. 07P-1586, in the Probate Court for Davidson County, Tennessee, he devised subject property to James H. Estes, Jr.

The said Ira Jefferson Estes, III having since died, intestate, thereby passing his interest in subject property to his heirs at law, as follows: Murray Lee Estes; Danielle Phifer; Cody Phifer and Ellie Brindley Estes, now Ellie B. Miller;

By Order Authorizing Binding Purchase and Sale Agreement file in Case No. 12-1579-III in the Chancery Court for Davidson County, Tennessee, the interest of Murray Lee Estes, Danielle Phifer, Cody Phifer and Ellie Brindley Estes Miller having been divested out of them and vested into James H. Estes, Jr. and Susan Estes McGee. Said Order having been recorded in Instrument Number 20140917-0085291, Register's Office for Davidson County, Tennessee;

Being part of the same property conveyed to Timothy B. Rogers and wife, Stephanie Rogers by Warranty Deed from James H. Estes, Jr. and Susan Estes McGee, dated September 23, 2014 and recorded October 6, 2014 in Instrument Number 20141006-0092430, Register's Office for Davidson County, Tennessee;

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.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument Number 20240422-0028437; Terms, Conditions and Easements of record in Book 11031, Page 184; Grant of Transmission Line Easement of record in Book 2342, Page 132; Charter of record in Instrument Number 20240422-0028438; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210713-0094250; and to any and all matters shown on said plat and survey of record in Instrument Number 20240515-0036116; all of said Register's Office.

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 27th day of September, 2024.

Ole South/Craighead Joint Venture,
a Tennessee joint venture

BY: _____
John D Floyd
Partner

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 Partner (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 Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Partner.

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

_____
Notary Public
My Commission Expires: 12/21/24

SHERI L MORGAN NOTARY PUBLIC STATE OF TENNESSEE 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 27th day of September, 2024.

_____
Notary Public

My Commission Expires: 12/21/24

SHERI L MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY