(1)

Karen Johnson Davidson County
Batch# 1218596 DEEDWARR
12/20/2024 10:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,546.56
20241220-0099034

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,990.00.

Eleya Girgis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2024.

Christy Fielder
Notary Public

MY COMMISSION EXPIRES: 6/17/28
(AFFIX SEAL)

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

File No.: 1224-032

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Eleya Girgis and Heba Ghattas	Eleya Girgis and Heba Ghattas	164-11-0B-043.00CO
(NAME)	(NAME)	
244 Castle Ridge	244 Castle Ridge	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELEYA GIRGIS AND HEBA GHATTAS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 43 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 Properties, Inc., a Tennessee Corporation by Warranty Deed from Ole South/Craighead Joint Venture, a Tennessee Joint Venture of record in Instrument No. 20240816-0062760, Register's Office for Davidson County, Tennessee, dated August 09, 2024.

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.

This conveyance is made subject to Covenant, Conditions and Restrictions of record in Instrument No. 20240422-0028437;Charter for Hobson Park Homeowner's Association, Inc. of record in Instrument No. 20240422-0028438;Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210713-0094250;Terms, Conditions and Easements in favor of United State of America of record in Book 11031, page 184;Grant of Transmission Line Easement of record in Book 2342, page 132;Application for Greenbelt Assessment – Forest recorded in Instrument No. 20180302-0019915;Any taxes or assessments not posted on the records of the taxing authority(ies) of which the Land described in Schedule A hereof is subject, including but not limited to: Supplemental, Revised, and/or Corrected Assessments pursuant to T.C.A. Section 67-5-509 and Section 67-5-603 et seq. dealing with any improvements completed after January 1 and before September 1 of any year or Back Assessments pursuant to T.C.A. Section 67-1-1001 et seq.; or taxes based on a change in the classification of the Insured Land (Roll Back Taxes) pursuant to T.C.A. Section 67-5-1001 et seq.;No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways;Subject to rights of others in and to the common areas and/or elements; and to any and all matters shown on the Plan of record as Instrument NO. 20240515-0036116, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 244 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 heirs 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 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 our hands this 17th day of December, 2024.

Ole South Properties, Inc.,
a Tennessee Corporation

BY: _____
John Davis
Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared John Davis, 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 (or other officer authorized to execute the instrument) of Ole South Properties, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that such John Davis 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 17th day of December, 2024.

_____
Notary Public
My Commission Expires: 6/17/28

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JUNE 17, 2028

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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 **12/17/2024**.

Name: **Sheri Morgan**
Title: **President**
Date **12/19/2024**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **12/19/2024.**



Notary Public: **Lindsay W. Walker**
My Commission Expires: **03/15/2025**
Commission #: **na**