Return to:

TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT16
MURFREESBORO, TN 37129

Karen Johnson Davidson County
Batch# 1222393 DEEDWARR
01/02/2025 09:35:30 AM 4 pgs
Fees: $23.00 Taxes: $2,405.00
20250102-0000075

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2024.

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.: 1224-074

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William Kelley	William Kelley	049-15-0H-029.00-CO
(NAME)	(NAME)	
659 Gustaf Drive	659 Gustaf Drive	
(ADDRESS)	(ADDRESS)	
Whites Creek TN 37189	Whites Creek TN 37189	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN dollars 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 **WILLIAM KELLEY AND PHYLLIS KELLEY, 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:

See Exhibit "A" attached hereto and made a part hereof

unimproved ☐
This is improved ☑ property, known as 659 Gustaf Drive, Whites Creek, TN 37189
(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 30 day of December, 2024.

Ole South Properties, Inc., a Tennessee Corporation

BY: _____
Ben Blake
Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared Ben Blake, 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 Ben Blake 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 30th 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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 29 and open Space 1-A and Open Space 1-B on the Plan of Phase One, Ridgecrest at Vista, SP Subdivision of record in Plat at Instrument No. 20230927-0075693, 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 the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation by Quitclaim Deed from Cornerstone Land Company, a Tennessee General Partnership of record In Instrument No. 20220207-0013538, dated January 31, 2022, in the Register's Office for Davidson County Tennessee.

AND

Being a portion of the same property conveyed to Ole South Properties, Inc., a Tennessee Corporation by Quitclaim Deed from Cornerstone Land Company, a Tennessee General Partnership of record in Instrument No. 20220822-0094508, August 15, 2022, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Cornerstone Land Company, a Tennessee General Partnership composed of Dino Roberts and John Boyd by Warranty Deed from Vanderbilt University, a Tennessee Corporation of record in Instrument 20060605-0065987, June 01, 2006, in the Register's Office for Davidson County, Tennessee.

Subject to Covenants, Conditions and Restrictions of record in Instrument No. 20221212-0128520; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170221-0017256 and Instrument No. 20201203-0140670; Charter of Ridgecrest at Vista Homeowner's Association, Inc., of record in Instrument No. 20221212-0128519; Subject to rights and others in and to the common areas and/or elements; and any and all matters shown on the Plan of record as Instrument No. 20230927-0075693, Register's Office for Davidson County, Tennessee.

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 **12/30/2024**.

Name: **Sheri Morgan**
Title: **President**
Date **01/02/2025**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **01/02/2025.**



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