(1)

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

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 1224-080

Karen Johnson Davidson County
Batch # 1229477 DEEDQC
01/23/2025 09 01 09 AM 2 pgs
Fees $12 00 Taxes $0 00

20250123-0005184

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	Lot 38 164-11-0B-038 00-CO Lot 56 164-11-0B-056 00-CO Lot 59: 164-11-0B-059 00-CO

THIS INDENTURE made this 23 day of December, 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. 38, 56, and 59 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 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 in favor of United States of America of record in Book 11031, page 184, Grant of Transmission Line Easement of record in Book 2342, page 132; Homeowners Assessment Charter of record in Instrument Number 20240422-0028438, Application for Greenbelt Assessment – Forest of record in Instrument Number 20180302-0019915, 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 23 day of December, 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 23rd day of December, 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.

Crystal Haigh

Affiant

Subscribed and sworn to before me this 23 day of December, 2024.

Lindsay W. Walker

Notary Public

My Commission Expires 3/15/25

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY