WARRANTY DEED

Karen Johnson Davidson County
Batch# 1263423 DEEDWARR
04/23/2025 11:51:30 AM 8 pgs
Fees: $43.00 Taxes: $3,237.50
20250423-0031176

STATE OF Florida
COUNTY OF Palm Beach

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 9-17-2028
(AFFIX SEAL)

NOTARY PUBLIC STATE OF FLORIDA
Tasha Finkley
Commission # HH 594484
Commission Expires 09-17-2028
Bonded Through - Cynanotary
Florida - Notary Public

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
White's Creek Landco, LLC	White's Creek Landco, LLC	Parcel ID: 030 00 0 068.00
(NAME) 3191 South Bay Circle	(NAME) 3191 South Bay Circle	
(ADDRESS) Jupiter, FL 33477	(ADDRESS) Jupiter, FL 33477	
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gretchen W. Latimer, as Trustee of the Nancy J. Dozier Trust u/a/d May 9, 1997, as amended and restated August 15, 2022, as to an undivided fifty percent (50%) interest, and Cristi Oster, individually, as to an undivided twenty five (25%) interest, and Mark Oster, individually, as to an undivided twenty five (25%) interest, as tenants in common**, hereinafter collectively referred to as GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **White's Creek Landco, LLC, a Florida limited liability company**, 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, and being the remaining portion of Thelma M. Gilliam Property according to a boundary survey by Ray G. Cole, Registered Land Surveyor No. 924, of Thelma Gilliam and Stella Gilliam Property, dated January 10, 1999, excluding conveyances of the original parent tract, and being more particularly described as follows:

Beginning at a point in the southwesterly margin of Whites Creek Pike, a corner to Gilliam's One-Lot Subdivision (Instrument No. 20020930/0118548), and being the most northeast corner of this tract; Thence, with the margin of said Whites Creek Pike, S 48°30'49" E, a distance of 826.37 feet to a point in the margin of said pike, a corner to David Lee Royalty (Instrument No. 200122/0008264); Thence, leaving said pike, S 41°12'07" W, a distance of 723.97 feet to a point, a corner to said Royalty; Thence, S 39°01'48" E, a distance of 176.13 feet to a point, a corner to said Royalty, and a corner to David Bunce (deed book 9523, page 914); Thence, S 41°09'25" E, a

distance of 303.86 feet to a point, a corner to said Bunce; Thence, with the line of said Bunce, then the lines of Charles L. Gassaway (deed book 9523, page 911), and Joseph E. Conn (deed book 11104, page 923), S 2°24'36" W, a distance of 665.01 feet to a point, a corner to said Conn, a corner to Britt E. Skrivanek (deed book 9699, page 210), and a corner to Theodore A. Bates; Thence, S 81°16'31" w, a distance of 562.64 feet to a point, a corner to said Bates, and in the line of H.A. Moreland (deed book 1850, page 506); Thence, N.9°06'40" W, a distance of 822.19 feet to a point, a corner to said Moreland; Thence, S 81°21'35" W, a distance of 92.40 feet to a point, a corner to said Moreland; Thence, N 9°30'09" W, a distance of 245.16 feet to a point, a corner to said Moreland, and a corner to Charles D. Spurlock (deed book 7547, page 842); Thence, N 9°30'09" W, a distance of 646.83 feet to a point in the line of said Spurlock, a corner to said Gilliam's One-Lot Subdivision; Thence, N 43°19'57" E, a distance of 728.40 feet to the point of beginning.

NOTE For informational purposes only: prior deed references subject property to contain 33.31 Acres.

Being the same property acquired by Thema Gilliam pursuant to Order Correcting Decree and Corrected Decree for Partition and Prior Order of this Court, Davidson County Circuit Court, Case No. 00P-1237, of record in Instrument No. 20030703-0092485, Register's Office for Davidson County, Tennessee. Thereafter, Thelma Gilliam conveyed to the Thelma M. Gilliam Trust in QuitClaim Deed of record in Instrument No. 20030718-0101061, said Register's Office.

Thereafter, Cristi Oster and Mark Oster as Co-Trustees of the Thema M. Gilliam Trust u/a/d May 4, 2000 conveyed the aforesaid property to Cristi Oster (25% interest), Mark Oster (25% interest), and Nancy J. Dozier (50% interest), as tenants in common, by QuitClaim Deed of record in Instrument No. 20240715-0052760.

Gretchen W. Latimer, as power of attorney for Nancy J. Dozier, conveyed her fifty percent (50%) interest to Gretchen W. Latimer, as Trustee of the Nancy J. Dozer Trust u/a/d May 9, 1997 (erroneously dated February 1, 2003 in deed) by QuitClaim Deed of record in Instrument No. 20240724-0055973. Said Power of Attorney from Nancy J. Dozier to Gretchen W. Latimer is being recorded simultaneous herewith in Instrument No. _202504230031175_. See also Certificate of Trust for the Nancy J. Dozier Trust u/a/d May 9, 1997, also being recorded simultaneous herewith.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 0 Whites Creek Pike, Whites Creek, TN 37189

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 heirs 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 my hand this 18th day of April, 2025.

Cristi Oster

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Cristi Oster, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 18th day of April, 2025.

Notary Public

EILEEN SAKAOGHLI
Notary Public - California
Los Angeles County
Commission # 2432749
My Comm. Expires Jan 23, 2027

My Commission Expires: 01.23.2027

(SEAL)

Witness my hand this 18th day of April, 2025.

Mark Oster

STATE OF California

COUNTY OF Riverside

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Mark Oster, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 18th day of April, 2025.

Notary Public

My Commission Expires: 11/05/2027

(SEAL)

GABRIELLE CHRISTIAN DAVIS
COMM. # 2469791
RIVERSIDE COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
NOVEMBER 05, 2027

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside }

On April 18, 2025 before me, Gabrielle Christian Davis, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Mark Oster
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

GABRIELLE CHRISTIAN DAVIS
COMM. # 2469791
RIVERSIDE COUNTY
NOTARY PUBLIC-CALIFORNIA
MY COMMISSION EXPIRES
NOVEMBER 05, 2027

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

#2469791 exp 11/05/2027

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Witness my hand this 18th day of April, 2025.

Gretchen W. Latimer, as Trustee of the Nancy J. Dozier Trust u/a/d May 9, 1997 and amended and restated August 15, 2022

BY: _____
Gretchen W. Latimer
Trustee

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Gretchen W. Latimer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Trustee of the Nancy J. Dozier Trust u/a/d May 9, 1997, as amended and restated August 15, 2022, the within named bargainor, and that they as suchTrustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of office, this 18th day of April, 2025.

_____
Notary Public

My Commission Expires:

(SEAL)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

On 4/18/2025 before me, Zayra Cornejo, Notary Public
(insert name and title of the officer)

personally appeared Gretchen W. Latimer,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ **(Seal)**

ZAYRA CORNEJO
Notary Public - California
Alameda County
Commission # 2501945
My Comm. Expires Nov 9, 2028

Certificate of Authenticity

I, Amanda Mayner, do hereby make 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

April 18, 2025.

Date

Affiant Signature

April 23, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of April, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON