(1)

Karen Johnson Davidson County
Batch# 1280224 DEEDWARR
06/02/2025 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,598.36
20250602-0043091

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

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,990.00.

Shinouda Gerais
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2025.

Amanda M Clark
Notary Public

MY COMMISSION EXPIRES: 11/22/2025
(AFFIX SEAL)

Amanda M Clark State of Tennessee Notary Public Rutherford County

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

File No.: 0625-001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Shinouda Gerais and Marian Abdelnour	Shinouda Gerais and Marian Abdelnour	164-11-0B-056.00-CO
(NAME)	(NAME)	
512 Windflower Pass	512 Windflower Pass	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(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 **SHINOUDA GERAIS AND MARIAN ABDELNOUR, A 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. 56 on the Plan of Final Plat of Hobson Park, Cluster Lot Subdivision of record in Plat at Instrument No. 20240515-0036116, in the Register's Office or 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 Quitclaim Deed from OI South/Craighead Joint Venture, a Tennessee Joint Venture of record in Instrument No. 20250123-0005184, Register's Office, dated December 23, 2024.

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.

This is improved ✠ property, known as 512 Windflower Pass, 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 23rd day of May, 2025.

Ole South Properties, Inc. a Tennessee Corporation

BY: _____
John Davis, Vice President

STATE OF TENNESSEE

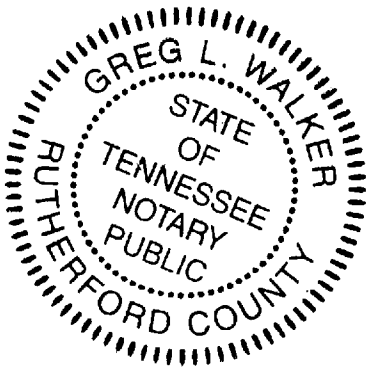
COUNTY OF DAVIDSON

On this 23rd day of May, 2025, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named John Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Ole South Properties, Inc., the bargainor, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as its Vice President.

_____
Notary Public

Printed Name: Greg L Walker

My Commission Expires: 12/2/28



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 **05/23/2025**.

Name: **Sheri Morgan**
Title: **President**
Date **06/02/2025**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **06/02/2025.**

Notary Public: **Lindsay W. Walker**
My Commission Expires: **01/21/2029**
Commission #: **na**

