Return to:

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

Karen Johnson
Batch # 1295429
07/09/2025 10 25 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250709-0053976

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 0625-059

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 10: 164-11-0B-010 00, Lot 19: 164-11-0B-019 00, Lot 21: 164-11-0B-021.00, Lot 24: 164-11-0B-024 00, Lot 68: 164-11-0B-068 00 and Lot 69: 164-11-0B-069 00

THIS INDENTURE made this 27 day of June, 2025 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. 10, 19, 21, 24, 68, and 69, 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, Charter for Hobson Park Homeowners Association Inc of record in Instrument Number 20240422-0028438, Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20210713-0094250, 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, Application for Greenbelt

Assessment - Forest recorded in Instrument No. 20180302-0019915, 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 27 day of June, 2025

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 27th day of June, 2025

Lindsay W. Walker

Notary Public
My Commission Expires 1/21/29

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

_____
Affiant

Subscribed and sworn to before me this 27 day of June, 2025.

Lindsay W. Walker

Notary Public
My Commission Expires 1/21/29

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY