Karen Johnson Davidson County
Batch# 1321042 DEEDWARR
09/11/2025 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250911-0072713

WARRANTY DEED

NICOLA ESTRELLA
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: August 19, 2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2025-80568

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jackson Ostertag and Korbin Prince		
(NAME)	(NAME)	
724 Ansley Ct	New Owner	175-01-0-010
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thousand And No/100 Dollars ($400,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BAILEY FLINT, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACKSON D. OSTERTAG AND KORBIN A PRINCE, A Married Couple, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County. Tennessee, and being more particularly described as follows:

BEING all of Lot No. 83, on the Final Plat of Asheford Crossing, Section Four, as shown by plat appearing of record in Book 9700, page 912, of the Register's Office of Davidson County, Tennessee, to which plat

reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Bailey Flint, an unmarried man, by Warranty Deed from Peggy L. Greiner, dated February 1, 2023, appearing of record in Instrument No. 20230222-0012658, of the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 724 Ansley Ct, 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 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 our hands this 9 day of September, 2025

Bailey Flint

STATE OF ~~TENNESSEE~~ Rhode Island

COUNTY OF Providence

On this 9th day of September, 2025, before me personally appeared Bailey Flint, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

JOHN BOITANO
NOTARY PUBLIC - RHODE ISLAND
ID # 766242
MY COMMISSION EXPIRES 11/30/2028

Printed Name: John Boitano

Serial Number, if any: 766242

My Commission Expires: 11/30/2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 10, 2025.

J. Carlton Drumwright

September 10, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 10, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY