Return To

TRI STAR TITLE & ESCROW LLC

1535 W NORTHFIELD BLVD UNIT 16

MURFREESBORO, TN 37129

Karen Johnson Davidson County
Batch# 1329530 DEEDWARR
10/02/2025 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,528.06
20251002-0078550

WARRANTY DEED

MALEIA BETH GRAY
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 $412,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/16/29
(AFFIX SEAL)

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

File No.: 0825-010

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
John Eid and Sherine Louka	John Eid and Sherine Louka	164-11-0B-034.00-CO
(NAME)	(NAME)	
489 Plantation Blvd	489 Plantation Blvd	
(ADDRESS)	(ADDRESS)	
Lebanon TN 37087	Lebanon TN 37087	
(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 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 **JOHN EID, A SINGLE MAN AND SHERINE LOUKA, A MARRIED PERSON,** 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. 34, inclusive, 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 Properties, Inc., a Tennessee Corporation by Quitclaim Deed from Ole South/Craighead Joint Venture, a Tennessee Joint Venture of record in Instrument No. 20250411-0027043, Register's Office for Davidson County, Tennessee, dated March 27, 2025.

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 Homeowner's Association Inc., of record in Instrument 20240422-0028438; 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 the Plan of record as Instrument No 20240515-0036116, Registers Office for Davison County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 282 Castle Ridge, 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 26 day of September, 2025.

OLE SOUTH PROPERTIES, INC.,
a Tennessee Corporation

BY: _____
Ben Blake , Vice President

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ben Blake , 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 (WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as its Vice President.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 26 day of September, 2025.

_____
NOTARY PUBLIC
My Commission Expires: 01/16/29

MALEIA BETH GRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 **09/26/2025**.

Name: **Sheri Morgan**
Title: **President**
Date **10/02/2025**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **10/02/2025.**

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

