Name and Address of New Owner:
Jason South and Cassie South
513 Moss Landing Dr.
Antioch, TN 37013
Send Tax Bills To:
~~Jason South and Cassie South~~
New Owner

This Instrument Prepared By:
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

Map & Parcel No: 150-06-0-080.00

Karen Johnson Davidson County
Batch# 1343106 DEEDWARR
11/10/2025 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20251110-0089127

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Aquilla Properties LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jason** Scott **South and Cassie South, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Percy Priest Meadows, Section Two, of record in Plat Book 4860, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jennifer S. Gibson, married by Warranty Deed from Larry Ray Bell and wife, Sabrina M. Bell of record in Instrument No. 20140625-0055451 Register's Office for Davidson County, Tennessee, dated June 20, 2014 and recorded on June 25, 2014.

Being the same property conveyed to Aquilla Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jennifer Gibson, a married woman of record in Instrument No. 20250716-0056025 Register's Office for Davidson County, Tennessee, dated July 10, 2025 and recorded on July 16, 2025.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of November, 2025.

Aquilla Properties LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Kanaan Allen, Authorized Signer

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson LLP

Before me, Loretta L. Peters of the state and county mentioned, personally appeared Kanaan Allen, Authorized Signer of Aquilla Properties, 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 Authorized Signer of Aquilla Properties, the within named bargainor, a Limited Liability Company, and that such Kanaan Allen, Authorized Signer of Aquilla Properties as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, at office in Franklin, TN, this 6th day of November, 2025.

Loretta L. Peters
Notary Signature

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Printed Name: Loretta L. Peters

My commission expires: 01/24/2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $419,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

Sworn to and subscribed before me this 7th day of November, 2025.

_____
Notary Signature
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

202511100089127

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11/6/25 (date of document).

Affiant Signature

11/7/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

