(2)

Returned

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

Karen Johnson Davidson County
Batch# 1361233 DEEDWARR
12/23/2025 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,768.56
20251223-0102126

WARRANTY DEED

MALEIA BETH GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 6/11/29
(AFFIX SEAL)

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

File No.: 1025-022

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kirollos Sabir	Kirollos Sabir	164-11-0B-029.00-CO
(NAME)	(NAME)	
577 Windflower Pass	577 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 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 **KIROLLOS SABIR, SOLE OWNERSHIP,** 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. 29 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. 20250730-0060133, Register's Office for Davidson County, Tennessee, dated June 16, 2025.

This conveyance is made subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20240422-0028437; Charter for Hobson Park Homeowners Association, Inc., of record in Instrument No. 20240422-0028438; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210713-0094250; Terms, Conditions and Easements in favor of the 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 577 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 12th day of December, 2025.

OLE SOUTH PROPERTIES, INC.,
a Tennessee Corporation

BY: _____
John Davis, 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 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 (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 12 day of December, 2025.

_____
NOTARY PUBLIC
My Commission Expires: 6/16/29

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 **12/12/2025**.

Name: **Sheri Morgan**
Title: **President**
Date **12/16/2025**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **12/16/2025.**

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

