Karen Johnson Davidson County
Batch# 1362921 DEEDWARR
12/30/2025 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20251230-0103561

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Affiant

Subscribed and sworn to before me this 29th day of December, 2025.

Notary Public
My Commission Expires: 1/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No.: 2025-1226

Address of New Owner:	Send Tax Bills to:	Tax Information:
South Tipton Properties	New Owner	
900 S Ln Ct Brentwood, TN 37027		171-08-0A-046.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James L. Head, a single man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

South Tipton Properties LLC, a Tennessee Limited Liability Company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, TN, being Lot No. 46 on the Plan of Cottonport Plantation, Phase III, of record in Book 6900, Page 951, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James L. Head and wife, Anita R. Head by Warranty Deed from Wayne A. Blankenship and wife, Wanda Sue Blankenship of record in Book 10739, Page 789, Register's Office for Davidson County, Tennessee, dated December 29, 1997 and recorded on December 30, 1997. Anita R. Head died October 13, 2021 leaving James L. Head sole surviving spouse.

This conveyance is subject to any and all restrictions and easements of record.

This is _X___ improved _____unimproved property and the address of the herein described property is believed to be 900 South Lane Court, Brentwood, TN 37027, but such address is not

part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my hands this 29th day of December, 2025.

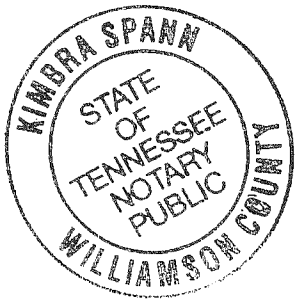
James L. Head

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of December, 2025, before me personally appeared James L. Head, 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's (or persons') free act and deed.

Witness my hand, at office, this 29th day of December, 2025.

Notary Signature
My commission expires: 1/17/2027



Certificate of Authenticity

I, Kimbra Spann, 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 12/29/2025.

Date

Affiant Signature

12/29/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of December, 20 25.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY