Karen Johnson
Batch # 1376640
02/05/2026 11:31:53 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260205-0008326

THIS INSTRUMENT PREPARED BY and
When Recorded Please Return To:
Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129
File No.: 0126-070

QUIT CLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No(s).**
Ole South Properties, Inc., a Tennessee Corporation 262 Robert Rose Drive, Ste. 300 Murfreesboro, TN 37129	Ole South Properties, Inc. 262 Robert Rose Drive, Ste. 300 Murfreesboro, TN 37129	Lot 33: 164-11-0B-033.00 and Lot 61: 164-11-0B-061.00

THIS INDENTURE made this 30th day of January, 2026 between, **Ole South/Craighead Joint Venture, a Tennessee Joint Venture**, Grantor, and **Ole South Properties, Inc., a Tennessee Corporation**, Grantee:

WITNESSETH

THAT SAID Grantor, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other good and valuable consideration, to us in hand paid by Grantee, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT CLAIMED, and do hereby bargain, sell, remise, release and QUIT CLAIM unto said Grantee, all his/her/their/its interest in the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 33 and 61, 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/Craighead Joint Venture, a Tennessee joint venture by Warranty Deed from Timothy B. Rogers and Stephanie J. Rogers, husband and wife of record in Instrument No. 20200407-0036703 Register's Office for Davidson County, Tennessee, dated April 06, 2020 and recorded on April 07, 2020.

The preparer of this deed makes no representation as to the status of title to the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other than that it has been accurately transcribed from information provided.

Whenever in the instrument a pronoun is used, it shall be construed to represent either singular or plural as the case may demand.

Witness my hand and seal this 30th day of January, 2026.

Ole South/Craighead Joint Venture, a Tennessee Joint Venture

BY:_____
John D Floyd
Partner

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public, of the state and county mentioned, personally appeared John D Floyd, 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 Partner (or other officer authorized to execute the instrument) of Ole South/Craighead Joint Venture, a Tennessee Joint Venture, the within named bargainor, a corporation, and that such John D Floyd as such Partner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Partner.

Witness my hand and seal, at office in 30th day of January, 2026

Lindsay W. Walker

Notary Public
My Commission Expires: 1/21/29

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration of this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 30th day of January, 2026

Lindsay W. Walker

Notary Public
My Commission Expires: 1/21/29

LINDSAY W. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY