Karen Johnson Davidson County
Batch# 1422024 DEEDWARR
05/19/2026 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260519-0044856

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

File No.: 0326-122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ntumba Kawumba	Ntumba Kawumba	150090C01700CO
(NAME)	(NAME)	
640 Hamilton Crossing	640 Hamilton Crossing	
(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, **HSV PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NTUMBA KAWUMBA, AN UNMARRIED WOMAN,** 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:

Being all of Unit D-17 on the plan of The Ridge at Antioch, a Horizontal Property Regime with Private Elements, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions to The Ridge at Antioch, of record in Instrument No. 20211230-0172041, and amended of record in Instrument No. 20220131-0010914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation to HSV Properties, a Tennessee Partnership, recorded February 27, 2023, as Instrument No. 20230227-0013666 in Davidson County, Tennessee Register of Deeds. HSV Properties, a Tennessee Partnership and HSV Properties, a Tennessee General Partnership are one and the same person.

Commonly Known As: 640 Hamilton Crossing, Antioch, TN 37013

☐ unimproved

This is improved ☑ property, known as 640 Hamilton Crossing, 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 15th day of May, 2026.

HSV Properties, a Tennessee General Partnership

BY: _____
Jess Sinquefield, General Partner

BY: _____
Travis Venable, General Partner

BY: _____
Bruce Hall, General Partner

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 **Jess Sinquefield, Travis Venable and Bruce Hall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the **Partners of HSV Properties, a Tennessee General Partnership**, the bargainor(s), and that they as such **Partners**, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the names of the corporation by themselves as its PARTNERS.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 15th day of May, 2026.

SHERRI L MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 12/12/28

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 15, 2026.

J. Carlton Drumwright

May 15, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 15, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY