(3)

return to:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT16
MURFREESBORO, TN 37129

Karen Johnson Davidson County
Batch# 1425525 DEEDWARR
05/27/2026 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,034.96
20260527-0048095

WARRANTY DEED

ILISA SHARON STILLMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires October 17, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/17/2026
(AFFIX SEAL)

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

File No.: 0426-070

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Donna Lynn Cozart	Donna Lynn Cozart	049-15-0H-025.00-CO
(NAME)	(NAME)	
607 Gustaf Drive	607 Gustaf Drive	
(ADDRESS)	(ADDRESS)	
Whites Creek TN 37189	Whites Creek TN 37189	
(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 **DONNA LYNN COZART, 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:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Phase One, Ridgecrest at Vista, SP Subdivision of record in Plat at Instrument No. 20230927-0075693, 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 the portion of same property conveyed to Ole South Properties, Inc., a Tennessee corporation by Quitclaim Deed from Cornerstone Land Company, a Tennessee general partnership of record in Instrument No. 20220822-0094508, in the Register's Office for Davidson County, Tennessee, dated August 15, 2022 and recorded on August 22, 2022.

This conveyance subject to Covenants, Conditions and Restrictions of record in Instrument Number 20221212-0128520; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170221-0017256, Instrument Number 20201203-0140670 and Instrument Number 20221208-0127839; Charter of Ridgecrest at Vista Homeowners Association, Inc., of record in Instrument Number 20221212-0128519; ; and to any and all matters shown on said plat and survey of record in Instrument Number 20230927-0075693, Register's Office for Rutherford County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 607 Gustaf Drive, Whites Creek, TN 37189
(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 21st day of May, 2026.

Ole South Properties, Inc., a Tennessee Corporation

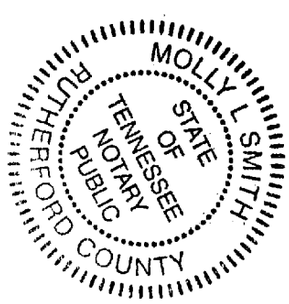
BY:_____
John Davis, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally 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., a Tennessee Corporation 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 OFFICAL SEAL, in Whites Creek, TN, this the 21st day of May, 2026.

Molly L. Smith
Notary Public
My Commission Expires: 10/17/26



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 **05/21/2026**.

Name: **Sheri Morgan**
Title: **President**
Date **05/27/2026**
STATE OF Tennessee
COUNTY OF **Rutherford**

Sworn to and subscribed before me on **05/27/2026.**

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

