WARRANTY DEED

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $589,900.00

Affiant

Subscribed and sworn to me on 6/26, 2025.

NOTARY PUBLIC

My Commission Expires: 9-21-26

ORTALEKELLEY LAW FIRM

A Professional Limited Liability Company

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #37271

Karen Johnson Davidson County
Batch# 1292411 DEEDWARR
07/01/2025 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,182.63
20250701-0051879

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Benjamin Fox Williams and Emma Blair Parrott 4812 Kintore Drive Nolensville, TN 37135	NEW OWNER	187-09-0A-098.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **On Point Construction Company, Inc., a Tennessee corporation,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Aida D. Arrieta**, an unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Burkitt Village, Phase Six, Section One of record in Instrument No. 20210421-0053389, 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 part of the same property conveyed to Kiddsroad, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed dated January 30, 2019, from Y&H, a Tennessee General Partnership, and recorded January 30, 2019, as Instrument No. 20190130-0009076, Register's Office for Davidson County, Tennessee.

Being all of the property conveyed to On Point Construction Company, Inc., a Tennessee corporation, by Quitclaim Deed dated June 16, 2025, from Kiddsroad, LLC, a Tennessee limited liability company, and recorded on June 18, 2025 in Instrument No. 20250618-0048086, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

4808 Kintore Drive, Nolensville, TN 37135

(House Number) (Street) (City or Town) (State) (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 GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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/our hand(s) this 26th day of June, 2025.

On Point Construction Company, Inc.,
a Tennessee corporation

BY: _____
Karen Yazdian, President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Karen Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the President of On Point Construction Company, Inc., a Tennessee corporation, the within named bargainor, and that she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of On Point Construction Company, Inc., a Tennessee corporation, by herself in her capacity as said President.

Witness my hand and official seal this 26th day of June, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 3-25-2027

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 7/1/2025 (date of document).

Affiant Signature

7/1/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1 day of July, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL