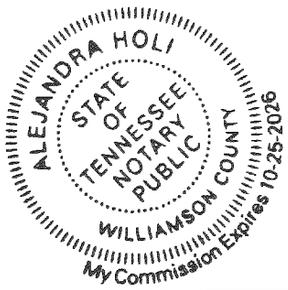
Karen Johnson Davidson County
Batch# 1295752 DEEDWARR
07/10/2025 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $5,457.50
20250710-0054344

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,475,000.00. Affiant Subscribed and sworn to before me, this the 30th day of June, 2025. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
	American Heritage Lending, LLC	
Rehoboth Development, LLC	~~New Owner(s)~~	063-00-0-262.00
552 Grand Oaks Drive	19800 MacArthur Blvd., Suite 950	
Brentwood, TN 37027	Irvine, CA 92612	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ALWYN DALVESTER HARRIOTT AND MELPHINE MERLE PONNIAH HARRIOTT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REHOBOTH DEVELOPMENT, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the Davidson County, State of Tennessee, being described as Tract Six of Dillard Hill Estates, not of record, according to a survey by Steven D. Delle, Dale & Associates, Inc., RLS No. 1710, dated May 31, 2001, Job No. 01028, and also being a portion of Lot 4 of the Final Plat, Dillard Property, of record in Instrument No. 20010807-0084707, Register's Office for Davidson County, Tennessee, described as follows, to wit:

Commencing at an iron rod situated in the Southerly margin of Hudson Road, said point also being the Northeast corner of the William J. Dillard and wife, property of record in Book 5883, Page 211, Register's Office for Davidson County, Tennessee; thence leaving said road, South 21 Degrees 53 Minutes 11 Seconds East, a distance of 499.24 feet to an iron rod; thence South 08 Degrees 17 Minutes 07 Seconds East, a distance of 898.33 feet to the point of beginning of the herein described tract of land; thence North 81 Degrees 50 Minutes 10 Seconds East, a distance of 234.87 feet to an iron rod; thence South 08 Degrees 09 Minutes 50 Seconds East, a distance of 44.48 feet to an iron rod; thence South 50 Degrees 18 Minutes 40 Seconds East, a distance of 263.96 feet to an iron rod; thence South 13 Degrees 34 Minutes 25 Seconds East, a distance of 392.22 feet to an iron rod; thence North 85 Degrees 53 Minutes 27 Seconds West, a distance of 114.03 feet to an iron rod; thence North 85 Degrees 19 Minutes 48 Seconds West, a distance of 179.42 fee to an iron rod; thence North 86 Degrees 00 Minutes 40 Seconds West, a distance of 165.18 feet to an iron rod; thence North 08 Degrees 17 Minutes 07 Seconds West, a distance of 531.79 feet to the point of beginning.

Being the same property conveyed to Alwyn Dalvester Harriott and Melphine Merle Ponniah Harriott, husband and wife by Warranty Deed from Marcus M. Min and wife, Tina K. Min of record in Instrument No. 20220727-0085624 Register's Office for Davidson County, Tennessee, dated July 25, 2022 and recorded on July 27, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1546 Hudson Road, Madison, TN 37115, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2025.

Alwyn Dalvester Harriott

Melphine Merle Ponniah Harriott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Alwyn Dalvester Harriott and Melphine Merle Ponniah Harriott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2025.

Notary Public

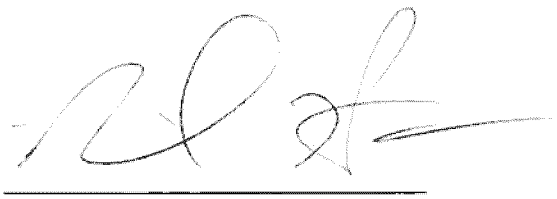
My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Certificate of Authenticity

I, Nick Harris, 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 June 30, 2025.



Affiant Signature

6/30/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30 day of June, 2025.



Notary's Signature

My Commission Expires: 3/9/27

Date

