Karen Johnson Davidson County
Batch# 1351827 DEEDWARR
12/01/2025 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20251201-0094982

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0510

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Wahidi Construction LLC | New Owner | Map: 124-00-0-002.00 |
| (NAME)<br>713 Woodmere Dr | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37217 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($460,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**JAMES R. YORK, UNMARRIED**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**WAHIDI CONSTRUCTION LLC**,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 4th, formerly the 16th Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, May 21, 1954, as follows:

Beginning at a point in the center of Granny Wright Road at the southwest corner of the property conveyed to SG Workman by deed from Felix Z. Wilson and wife, of record in Book 821, Page 405, Register's Office for said County; thence with Workman's southerly line, South 85 degrees East 550 feet to an iron pin; thence South 5 degrees West 240 feet to an iron pin; thence North 85 degrees West 550 feet to the center of said Granny Wright Road; thence with the center of said Road, North 5 degrees East 340 feet to

the beginning, containing 4.29 acres, more or less.

A property strip lying in eastern Davidson County, Tennessee, and bounded on the east, south and west by the remaining property of Glenn O'Connor of record in Deed Book 4415, Page 398, and on the north by property belonging to T. R. O'Connor of record in Deed Book 11747, Page 335, and more specifically described as follows:

Commencing on a PK nail in the center of Granny Wright Lane at the intersection of Pugh Road; thence with the center of Granny Wright Lane, North 9 degrees 30 minutes 9 seconds East, 514.71 feet to another PK nail at the southwest corner of TR O'Connor; thence with TR O'Connor's south line, 5.79 degrees 25 minutes 10 seconds East, 381.13 feet to an iron pin, the point of beginning of the herein described tract, thence South 79 degrees 25 minutes 10 seconds East, 170.46 feet to an iron pin at the southeast corner of TR O'Connor; thence North 88 degrees 31 minutes 56 seconds West, 69.18 feet to an iron pin; thence North 83 degrees 18 minutes 47 seconds West, 101.13 feet to an iron pin; thence North 6 degrees 33 minutes, 7 seconds East, 17.87 feet to an iron pin, the point of beginning and containing 0.042 acres (1,837.32 sq. ft), more or less.

Being the same property conveyed to James R. York, by deed from Danny Griffin and Mark Turner, of record in Instrument No. 20151119-0117472, dated November 17, 2015, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 2228 Granny Wright Lane, Hermitage, TN 37076
(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 heirs 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 25th day of November, 2025.

James R. York

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R. York, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 25th day of November, 2025.

My Commission Expires: 12-15-2026

Notary Public
Corry M Cooley

CORRY M COOLEY
STATE OF MISSISSIPPI
NOTARY PUBLIC
COMMISSION #316422
EXPIRES DECEMBER 15 2026

# CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **11-26-2025**.

Affiant Signature — Date: **11-26-2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 11-26-2025.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY