WARRANTY DEED

Karen Johnson Davidson County
Batch# 1369696 DEEDWARR
01/14/2026 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260114-0003467

File #25-TL-0217-C

(SEAL)

LAURA ELIZABETH MATHIS NOTARY PUBLIC STATE of TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES: 3-28-26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Catherine McGrath	New Owner	
(NAME)	(NAME)	**075 13 0 067.00**
217 Bonnaridge Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

GOLDEN KEY DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CATHERINE MCGRATH, AN UNMARRIED WOMAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 289 on the Plan of SECTION TWO (REVISED) HERMITAGE HILLS, as recorded in Plat Book 2900, Page 94 and Revised as of record in Plat Book 2900, Page 112, Register's Office for said County.

Said Lot No. 289 fronts 85 feet on the Northerly side of Bonnaridge Drive and extends back 148 feet on the Easterly line and 144 feet on the Westerly line to a dead line in the rear on which It measures 84.55 feet.

Being the same property conveyed to Golden Key Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Leah Beth Andersen, an unmarried person, of record in Instrument No. 20250610-0045546, in the Register's Office of Davidson County, Tennessee, dated June 09, 2025 and recorded on June 10, 2025.

Being the same property conveyed to Leah Beth Andersen, unmarried, by Warranty Deed from Marcia Lynn Beverly McKee, married, of record in Book 9687, Page 800, in the Register's Office of Davidson County, Tennessee, dated May 26, 1995 and recorded on June 01, 1995.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO (REVISED) HERMITAGE HILLS, as recorded in Plat Book 2900, Page(s) 94 and Revised as of record in Plat Book 2900, Page 112.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3096, Page 5.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **217 Bonnaridge Dr., Hermitage, TN 37076**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 13th day of January, 2026.

Golden Key Development LLC, a Tennessee Limited Liability Company

By:_____
Eyad Alhawari, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county mentioned, personally appeared Eyad Alhawari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Member of Golden Key Development LLC, the within named bargainor, a Limited Liability Company, and that such Eyad Alhawari, as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in ~~Nashville~~, this ~~14th~~ **13th** day of January, 2026.

XX

_____
Notary Signature

My commission expires:_____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Lacey Chumley, 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

January 13, 2026.

Date

Lacey Chumley

Affiant Signature

January 14, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of **January**, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON