This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25175-MC

Karen Johnson Davidson County
Batch# 1373309 DEEDWARR
01/29/2026 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20260129-0006284

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Donnell Thurman Porter
Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 22nd day of January, 2026.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donnell Thurman Porter 2605 Deerfield Drive Nashville, TN 37208	United Wholesale Mortgage, LLC PO Box 202028 Florence, SC 29502-2028	081 06 0 071.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ebrahim Construction, LLC, a Tennessee Limited Liability Company** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Donnell Thurman Porter, an unmarried man**, 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 in Davidson County, Tennessee, being Lot No. 10 on the Map of CUMBERLAND GARDENS, SECTION FOUR, as of record in Plat Book 3106, Page 24, Register's Office for said County.

Said Lot No. 10 fronts 59.0 feet on the southerly side of Deerfield Drive and extends back between lines, 101.0 feet on the westerly line, and 102.5 feet on the easterly line, to a line in the rear on which it measures 58.9 feet thereon.

Being the same property conveyed to Ebrahim Construction LLC, a Tennessee limited liability company, by Warranty Deed from Lolita White Cowan and Jonathan L. Reedus, of record in Instrument No. 20250909-0072072, in the Register's Office of Davidson County, Tennessee, dated September 03, 2025, and recorded on September 09, 2025. Further being the same property conveyed to Nathan Reedus and wife, Dorothy Reedus, by Warranty Deed from Pyramid Property Company, a Tennessee Corporation, of record in Book 3311, Page 561, in the Register's Office of Davidson County, Tennessee, dated November 15, 1961, and recorded on November 28, 1961. The said Nathan Reedus died on August 16, 1987, then Dorothy Marie Reedus died June 09, 2025, leaving Lolita White Cowan and Jonathan L. Reedus as her heirs by Affidavits of Heirship recorded in Instrument No. 20250909-0072070 and Instrument No. 20250909-0072071.

This is ☒ improved or ☐ unimproved property located at: **2605 Deerfield Drive, Nashville, TN 37208**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of January, 2026.

GRANTOR:

Ebrahim Construction, LLC, a Tennessee Limited Liability Company

By: _____
Karas Ebrahim, Sole Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Karas Ebrahim, Sole Owner** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the **Sole Owner of Ebrahim Construction, LLC,** the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of January, 2026.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

I, Kirsten Virden, 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 01/22/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 01/22/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of January, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

