Karen Johnson Davidson County
Batch# 1385995 DEEDQC
02/26/2026 09:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260226-0015247

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Wohali Group, LLC** ("Grantor"), a Tennessee Limited Liability Company, hereby remise(s), release(s), convey(s), and quit claim(s) unto **Ama Development, LLC,** (Grantee), all of its rights, title, and interests in the following described real property, to wit:

Land in Wilson County, Tennessee, described as follows:

Beginning at an iron pin in the Southerly right of way of the old N.C. and St. L. Railroad (now a public road) also Stark's corner and the Northeast corner of the property herein described; thence South 4 degrees West 730 feet with Stark's West boundary line to a post; thence South 5 1/4 degrees West 144 feet to a point in the center of Stone's creek, passing through a 14-inch cedar 25 feet from the center of said creek, thence with the center of said creek as follows: North 51 1/8 degrees West 252 feet, North 30 3/4 degrees West 261 feet to a point 18 feet Southerly from a twin 18-inch black oak, North 89 1/4 degrees West 118 feet; South 64 1/4 degrees West 149 feet, South 83 1/2 degrees West 58 feet, North 65 3/4 degrees West 178 feet, North 49 5/8 degrees West 180 feet to a point 32 feet Southwesterly from an iron pipe, Bryan's Southeast corner; thence leaving the creek and running with Bryan's East boundary line as follows: North 38 degrees East passing through the aforementioned pipe 85 feet to a pipe, North 79 1/4 degrees East 383 feet to a post, North 19 degrees East 150 feet to a post North 66 3/4 degrees West 109 feet to a post, North 4 7/8 degrees East 120 feet to a post at Sharpe's Southwest corner; thence with Sharpe's line South 69 degrees East 373 feet to a post, North 21 3/4 degrees East 126.3 feet to an iron pin at the Southerly right of way of the old N.C. and St. L. R.P. (now a public road); thence with the Southerly right of way of said public road South 69 3/8 degrees East 216.3 feet to the beginning and containing 10.6 acres, more or less.

Being the same property conveyed to John E. Welch and wife, Jean P. Welch by Warranty Deed from James C. Eddins, unmarried, of record in Book 8066, Page 4, Register's Office in Davidson County, Tennessee, dated May 15, 1986 and recorded on May 15, 1986.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from D.W. McMackin, Substitute Trustee, of record in Book 8876, Page 148, Register's Office for Davidson County, Tennessee, dated February 17, 1993 and recorded on February 23, 1993.

See Deed of Trust in Book 8066, Page 6 and Appointment of Substitute Trustee in Book 8676, Page 367, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James E. Brown by Final Order Confirming Sale from Federal National Mortgage Association and Clerk and Master, of Davidson County, Tennessee, for delinquent taxes, of record in Instrument Number 20000217-0016167, Register's Office for Davidson County, Tennessee, dated September 22, 1999 and recorded on September 29, 1999.

Being the same property conveyed to James Ellis Brown, an unmarried person, by Quit Claim Deed from James E. Brown, an unmarried person, of record in Instrument Number 20040907-0107955, Register's Office for Davidson County, Tennessee, dated September 7, 2004 and recorded on September 7, 2004.

Being the same property conveyed to Wohali Group, LLC, a Tennessee limited liability company, by Quit Claim Deed from James E. Brown, of record in Instrument Number 20160929-0102979, Register's Office for Davidson County, Tennessee, dated September 28, 2016 and recorded on September 29, 2016.

NOTE: The subject property is located in Davidson County and Wilson County, Tennessee. The Assessor in Wilson County confirmed that this property is not assessed in their county.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF we have executed this instrument the 30 day of **January, 2026.**

Wohali Group, LLC

By: Dustin Mattias Winfree, Member

By: Shane Winfree, Member

Justin Bryant, Member
By: Justin Bryant, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Dustin Mattias Winfree, Shane Winfree, and Justin Bryant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to constitute all Members of Wohali Group, LLC, the within named bargainer, and that he/she as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Member.

Witness my hand and seal, at office, this 30 **day of January, 2026.**

NOTARY PUBLIC

My Commission Expires: 7-3-28

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

For recording information only

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$** 0

AFFIANT

SUBSCRIBED AND SWORN before me this the 30 day of **January, 2026.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

PROPERTY ADDRESS: **0 Chandler Rd.**
Hermitage, TN 37076

TAX PARCEL NO.: **076-00-0-047.00**

PROPERTY OWNER: **Ama Development, LLC**
OWNER'S ADDRESS: 500 Harold Prewett Drive
Nashville, TN 37218

MAIL TAX BILLS TO: **Ama Development, LLC**
OWNER'S ADDRESS: 500 Harold Prewett Drive
Nashville, TN 37218

Certificate of Authenticity

I, Holly A. Mason, 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 February 25, 2026.

Affiant Signature

2/25/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of February, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026