Karen Johnson Davidson County
Batch# 1385995 DEEDWARR
02/26/2026 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $159.10
20260226-0015248

WARRANTY DEED

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

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF February, 2026

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Boliver	New owner	
(NAME) 979 Old Lebanon Dirt Rd.	(NAME) 979 Old Lebanon Dirt Rd.	076-00-0-047.00
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Ama Development, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Boliver** , HEREINAFTER CALLED THE GRANTEE, 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 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. See also Quit Claim Deed from Wohali Group, LLC, to Ama Development, LLC, of record in Instrument No._202602260015247_____, in the Register's Office for Davidson County, Tennesseee.

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.

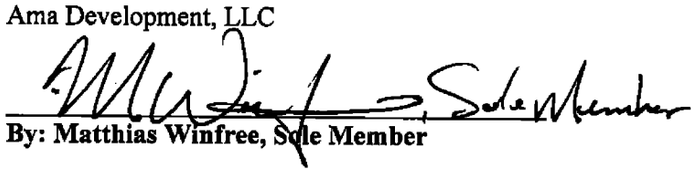
This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, Tennessee, and Wilson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 0 Chandler Rd. Hermitage, TN 37076
(House Number) (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 my hand this 25th day of February, 2026.

Ama Development, LLC

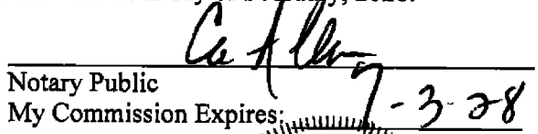


By: Matthias Winfree, Sole Member

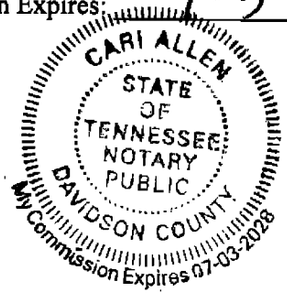
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Matthias Winfree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Sole Member of Ama Development, LLC, the within named bargainer, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as Sole Member.

WITNESS my hand and official seal at office this 25th day of February, 2026.



Notary Public
My Commission Expires: 7-3-28



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)



My Commission Expires: 9/7/2026