WARRANTY DEED

Karen Johnson
Batch # 1387034
03/02/2026 11:56:42 AM
Fees: $13.00 Taxes: $1,461.50

Davidson County
DEEDWARR
2 pgs

20260302-0016085

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 4205 Hillsboro Pike, Suite 210, Nashville, Tennessee 37215

File No.: NAS1601-26

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ebrahim Construction, LLC	Ebrahim Construction, LLC	106-16-0-004.00
(NAME)	(NAME)	
1637 Highwater Drive	1637 Highwater Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety-Five Thousand And No/100 Dollars ($395,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ADOLFO J. OBREGON AND JULIE C. OBREGON HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EBRAHIM CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

All that Tract or Parcel of Land in Davidson County, Tennessee, more Particularly Described as Follows:

Land in Davidson County, Tennessee, being Lot(s) 55, as shown on the map entitled Hill-N-Dale Acres, of record in Plat Book 2900, pages 33 and 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

SAID Lot No. 55 fronts 100 feet on the northerly side of Havenhill Drive and extends back 173.2 feet on the easterly line and 265.2 feet on the westerly line to a dead line, measuring 190 feet thereon.

Being the same property conveyed to Adolfo J. Obregon and Julie C. Obregon, husband and wife by Warranty Deed from Rebecca P. Womble, Trustee of the Jesse E. Parrish Sr. and Cara L. Parrish Living Trust Agreement dated October 28, 2010 and recorded in 01/09/2019 in Instrument No. 201901090002365, Register's Office for Davidson County, Tennessee.

This is
unimproved ☐
improved ☒ property, known as 930 Havenhill Drive, Nashville, TN 37217
(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 27th day of February, 2026.

Adolfo J. Obregon

Julie C. Obregon

State of Tennessee
County of Davidson

On this 27th day of February, 2026, before me personally appeared Adolfo J. Obregon and Julie C. Obregon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 27th day of February, 2026.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY