Karen Johnson Davidson County
Batch# 1387790 DEEDQC
03/03/2026 02:47:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260303-0016905

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 Davidson County, Tennessee, bounded on the North by Tract 5-B of this survey (Survey of John Kohl and Company, P.C., dated March 27, 1992); the East by property of Andy Burkitt, Tax Map 187, Parcel 21; the South by Tract 4-A of this survey; the West by Lucien Battle, Deed Book 2279, Page 319. As described according to an unrecorded survey by Robert Francis, a licensed Surveyor (License No. 669), dated January 24, 1986.

Beginning at a pin in the fence line with Andy Burkitt; this being the Northeast corner of this tract and the Beginning of this survey; thence crossing right of way and South line of Tract No. 5-B, of this survey, to which this tract is to be added, North 86 degrees 14 minutes 25 seconds West 486.02 feet to a pin in the East fence of Lucien Battle; thence with East fence of Battle South 04 degrees 29 minutes 33 seconds East 89.5 feet to a point in the fence; thence with North line of Tract No. 4-A of this survey South 86 degrees 14 minutes 25 seconds East 487.96 feet to a point, this being the Southeast corner of this tract; thence with the West fence of Andy Burkitt, North 03 degrees 15 minutes East 89.5 feet to the Beginning, containing 1.00 acres, more or less.

Included in this tract is a 50 foot right of way for private roadway easement as recorded in Deed Book 6653, Page 29, Register's Office for Davidson County, Tennessee, for ingress and egress and for the laying and maintenance of water lines as needed by tract owners and in addition, a 15 foot easement for power and phone service and maintenance shall be maintained West of an adjoining same road way.

Being the same property conveyed to Kathy Wood and husband, Gary Wood, by Warranty Deed from David R. Guess, unmarried of record in Instrument Number 20050405-0037242, Register's Office for Davidson County, Tennessee, dated March 24, 2005 and recorded on April 5, 2005.

NOTE: See Foreclosure documents in Instrument Number 20101202-0096124 with Affidavit of Scriveners Affidavit in Instrument Number 20101214-0099237; Instrument Number 20050405-0037243; Instrument Number 20110830-0067146 and Instrument Number 20100830-0068348.

Being the same property conveyed to James E. Brown, by Final Decree Confirming Sale from Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument Number 20110829-0066801, Register's Office for Davidson County, Tennessee, dated August 25, 2011 and recorded on August 29, 2011.

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 20160929-0102978, Register's Office for Davidson County, Tennessee, dated September 28, 2016 and recorded on September 29, 2016.

Being a part of the same property conveyed to Wohali Group, LLC, a Tennessee limited liability company by Deed of Correction from James E. Brown, of record in Instrument Number 20161219-0133080, Register's Office for Davidson County, Tennessee, dated December 10, 2016 and recorded on December 19, 2016.

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 2 day of **March, 2026.**

Wohali Group, LLC

By: Dustin Matthias Winfree, Member

By: Shane Winfree, Member

By: Justin Bryant, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Dustin Matthias 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 2 day of March, 2026.

My Commission Expires: 9/7/2026

NOTARY PUBLIC

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $ 0.00

AFFIANT

SUBSCRIBED AND SWORN before me this the 2 day of **March, 2026.**

MY COMMISSION EXPIRES: 9/7/2026 NOTARY PUBLIC

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**60 Battle Ridge Lane** **Nolensville, TN 37135**
TAX PARCEL NO.:	**187-00-0-020.00**
PROPERTY OWNER: OWNER'S ADDRESS:	**Ama Development, LLC** 500 Harold Prewett Drive **Nashville, TN 37218**
MAIL TAX BILLS TO: OWNER'S ADDRESS:	**Ama Development, LLC** 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 March 2, 2026.

Affiant Signature

3/2/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of March, 2026.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026