WARRANTY DEED

Karen Johnson Davidson County
Batch# 1389003 DEEDWARR
03/05/2026 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $2,699.15
20260305-0017718

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2026.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 1-21-29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leilani J. Tomkinson and Jason A. Tomkinson	Same as New Owner	051-07-0-013.00
(NAME) 803 Fairoaks Drive	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Jamil Wahidi and Bobby Wilson,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Leilani J. Tomkinson and Jason A. Tomkinson, wife and husband,** hereinafter called the GRANTEE(S), his/her/their 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. 12, on the Plan of Pleasant Acres, Section Five, as shown on the plat of record in Plat Book 2331, Page 56, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Amanda Hill, a single woman by Warranty Deed from Shawn A. Norton, unmarried, dated 12/15/2015, of record in Instrument No. 20151214-0125246, as affected by Affidavit of Scrivener's Error of record in Instrument No. 20211203-0160224, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jamil Wahidi, a married person and Bobby Wilson, a married person by Warranty Deed from Amanda Hill, a single woman, dated 05/21/2025, of record in Instrument 20250529-0041943, Register's Office for Davidson County, Tennessee.

Grantors have never occupied the said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 803 Fairoaks Drive, Madison, TN 37115

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of March, 2026.

Jamil Wahidi

Bobby Wilson

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jamil Wahidi and Bobby Wilson**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that **they** executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of March, 2026.

Notary Public:
My Commission Expires: 07-07-2027
(SEAL)

SHEILA L. MAHONEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 3/3/26 (date of document).

Affiant Signature

3/5/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of March, 2026.

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029