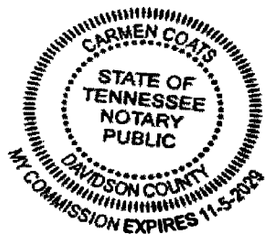
Karen Johnson Davidson County
Batch# 1443650 DEEDWARR
07/09/2026 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20260709-0062073

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $549,900.00.

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2026.

Carmen Coats
Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Courtney Fyke Lucas Goodson	FIRST BANK ~~New Owner(s)~~ C/C	106-16-0-004.00
930 HAVENHILL DRIVE	722 COLUMBIA AVE	
NASHVILLE, TN 37217	FRANKLIN, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **EBRAHIM CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COURTNEY FYKE, AN UNMARRIED PERSON, AND LUCAS GOODSON, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), 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 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 of record in Instrument No. 20190109-0002365 Register's Office for Davidson County, Tennessee, dated January 03, 2019 and recorded on January 19, 2019.

Being the same property conveyed to Ebrahim Construction, LLC, a Tennessee Limited Liability Company by Warranty Deed from Adolfo J. Obregon and Julie C. Obregon, husband and wife of record in Instrument No. 20260302-0016085 Register's Office for Davidson County, Tennessee, dated February 27, 2026 and recorded on March 02, 2026.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 930 Havenhill Drive, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of July, 2026.

Ebrahim Construction LLC, a Tennessee Limited Liability Company

By: _____
Karas Ebrahim, Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Karas Ebrahim, 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 the Owner of Ebrahim Construction LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of July, 2026.

_____
Notary Public

My Commission Expires: 2-2-2030

JARED L. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Julv 6. 2026

Affiant Signature

9th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of Julv, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

