BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1451729 DEEDWARR
07/27/2026 10:23:37 AM 2 pgs
Fees: $13.00 Taxes: $1,676.10
20260727-0067968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 10/4/27
(AFFIX SEAL)

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0287

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Deonna Chatham and Deon Heidelberg Chatham	New Owner	Map: 074-16-0-110.00
(NAME) 5015 Bonnahill Dr.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY-THREE THOUSAND AND NO/100 DOLLARS ($453,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WALID CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DEONNA CHATHAM, AN UNMARRIED WOMAN AND DEON HEIDELBERG CHATHAM, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 375, on the Plan of Hermitage Hills, Section 5 as of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot. Said Lot No. 375 fronts 81.59 feet on the Southerly margin of Bonnahill Drive and runs back between lines measuring 151.6 feet on the Westerly side and 154.6 feet on the Easterly side to a dead line in the rear on which it measures 90.5 feet.

Being the same property conveyed to Walid Construction, LLC, a Tennessee Limited Liability Company, by deed from Music City Holdinsg, LLC, a Texas Limited Liability Company, of record in Instrument No. 20260108-0001572, dated December 19, 2025, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 1 and 2, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3222, Page 154, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 5015 Bonnahill Dr., Hermitage, TN 37076
(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 22nd day of July, 2026.

Walid Construction, LLC

BY: Walid Khalil
Walid Khalil
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Walid Khalil with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Sole Member respectively of Walid Construction, LLC the within named bargainer, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 22nd day of July, 2026.

My Commission Expires: 7/7/27

Notary Public

