WARRANTY DEED

Karen Johnson Davidson County
Batch# 1346978 DEEDWARR
11/17/2025 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20251117-0091358

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of November, 2025

Notary Public

MY COMMISSION EXPIRES: 12-16-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chineme Chokuba		181030A00600CO
(NAME)	(NAME)	
5573 Hickory Woods Dr.	Same As	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owner	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Domer Construction, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Chineme Chokuba,** 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section Once, Indian Creek Estates, of record in Plat Book 9700, Page 556 &557, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Domer Construction, LLC, a Tennessee Limited Liability Company, by deed of record in Instrument No. 20240307-0015984, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☑

This is improved ☐ property, known as 6528 Broken Bow Dr., Antioch, TN 37013
(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 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 my/our hands this 14th day of November, 2025.

Domer Construction, LLC

by: Delshad Omer, sole member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Delshad Omer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of Domer Construction, LLC and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by him as Sole Member

WITNESS my hand and seal this 14th day of November, 2025.

Notary Public

My Commission Expires: 12-16-2025

File No.: 17763

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Meredith Beanhill *(custodian's name)*, 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 November 14, 2025 *(date of document)*.

Custodian's Signature

11-14-25
date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 14 day of November, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY