THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052510**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $459,500.00. Affiant Subscribed and sworn to before me, this 14th day of November, 2025. Notary Public My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Karen Johnson Davidson County
Batch# 1347563 DEEDWARR
11/18/2025 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,700.15
20251118-0091754

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Abebe Tefera 7136 Somerset Farms Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 141 07 0B 111.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shannon Jeanine Boyd, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abebe Tefera,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of FIRST REVISION, SOMERSET FARMS, SECTION 4, PHASE I, of record on Plat Book 9700, Page 157, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shannon Jeanine Boyd by Quitclaim Deed from Jerry L. Boyd, of record in Instrument No. 20110330-0024514, in the Register's Office of Davidson County, Tennessee, dated October 25, 2010 and recorded March 30, 2011.

Being the same property conveyed to Jerry L. Boyd and wife, Shannon J. Boyd by Warranty Deed from Stacy S. Sward and husband, James R. Sward, of record in Instrument No. 20000125-0008156, in the Register's Office of Davidson County, Tennessee, dated January 21, 2000 and recorded January 25, 2000. and also see Final Decree of Divorce filed in Case No. 10D-1984 in the Eighth Circuit Court for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION, SOMERSET FARMS, SECTION 4, PHASE I, as recorded in Plat Book 9700, Page(s) 157.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY PLAT, SOMERSET FARMS, as recorded in Plat Book 7900, Page 327.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8556, Page 11 and as supplemented and amended in Book 10190, Page 182.

Charter for Somerset Farms Condominiums Homeowners' Association, Inc., recorded as Book 7382, Page 225, as amended in Book 7820, Page 608; Book 8235, Page 521 and Book 8584, Page 20.

This is improved property located at 7136 Somerset Farms Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of November, 2025.

Shannon Jeanine Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shannon Jeanine Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2025.

Notary ~~Public~~
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2028

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 November 14, 2025.

Affiant Signature

11/14/25
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026