Karen Johnson Davidson County
Batch# 1374776 DEEDWARR
02/02/2026 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $289.31
20260202-0007071

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $78,192.24.

Affiant

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn before me this the 23rd day of January, 2026.

Notary Public
My commission expires: 6/16/29

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Walking Bridge Homes LLC 3539 Rockledge Way Murfreesboro, TN 37129	New owner	149-13-0 054.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANTHONY REED CHAPMAN, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ONE KEY LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND WALKING BRIDGE HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Debra Heights, Section 3, as of record in Book 4175, Page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 fronts 75.00 feet on the northerly margin of Bowfield Drive and extends back 146.26 feet on the westerly side and 155.74 feet on the easterly side to a line on the rear, measuring 75.60 feet thereon.

Being the same property conveyed to Willie B. Chapman, a widow and Anthony Reed Chapman, unmarried, as tenants in common with a right of survivorship, by deed dated 12/11/2006, from Willie B. Chapman, a widow, (through Rusty L. Moore, Trustee) of record in Instrument No. 20070108-0002676, Register's Office for said County.

The said Willie B. Chapman having died on 4/2/2011, leaving Anthony Reed Chapman as the surviving tenant.

Also being the same property conveyed to William R. Chapman Jr. and wife, Willie B. Chapman, by deed dated 02/21/1973, from Gene A. Tucker and Joel T. Riggs d/b/a PLUS CITY REALTY CO of record in Book 4683, page 721, Register's Office for said County.

The said William R. Chapman Jr. having died on 03/15/2005, leaving Willie B. Chapman as the surviving tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4760 Bowfield Dr., Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 23rd day of January, 2026.

ARC.

Anthony Reed Chapman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Anthony Reed Chapman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of January, 2026.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 01/23/2026.

Affiant Signature

01/29/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of January, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202602020007071