REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1402404 DEEDWARR
04/07/2026 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20260407-0027635

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $855,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 27 DAY OF MARCH, 2026.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/9/2025

REBECCA CHERMAK
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 12/09/2028
SEAL
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:

NEW OWNER

NEW OWNER:

Stephanie Waltrip, Jessica Rocha, and Fausto Rocha
2300 Chickering Lane
Nashville, TN 37215

GENERAL WARRANTY DEED

This indenture is made and entered into this 27th day of March, 2026, by and between DARRELL WALTRIP, a married man (hereinafter referred to as "GRANTOR") and JESSICA L. ROCHA and FAUSTO M. ROCHA, husband and wife, as tenants by the entirety (hereinafter referred to as "GRANTEES").

That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, GRANTOR does by these presents, sell, transfer and convey unto GRANTEES, in fee simple, as tenants by the entirety, the following described tract or parcel of real property:

ALL OF GRANTOR'S UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Chickering Valley, of record in Plat Book 2331, Pages 121 through 123 inclusive, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Darrell Waltrip and Stephanie Waltrip, husband and wife, by Warranty Deed dated August 28, 2025 and recorded August 29, 2025 in Instrument No. 20250829-0069346, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Darrell Waltrip and Stephanie Waltrip, each as to an undivided one - half (1/2) interest, by QuitClaim Deed Creating a Tenancy in Common dated March 27th, 2026 and recorded simultaneously herewith in Instrument No. _____, aforesaid Register's Office. 202604070027634

TAX PARCEL # 144-10-0-024.00

The real property conveyed hereby is improved with a property address of: 2300 Chickering Lane, Nashville, Tennessee 37215. In the event of a discrepancy between the property address and the legal description, the legal description shall control. The above-described property is the same property contained in the prior deed and no new survey is available.

TO HAVE AND TO HOLD the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to GRANTEES, as tenants by the entirety as to an undivided one-half interest, his or her heirs and assigns forever, in fee simple.

GRANTOR covenants with GRANTEES that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property as to an undivided one-half interest; that GRANTOR has the full, good and lawful right and authority to sell, transfer and convey the same; and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And GRANTOR does warrant, and hereby binds himself, and his heirs/successors to title, to forever defend the title to the above-described tract or parcel of real property as to an undivided one-half interest against the lawful claims of all persons whatsoever, unto GRANTEES, their heirs and assigns.

In Witness Whereof, GRANTOR has set his hand the 27th day of March, 2026.

DARRELL WALTRIP

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared DARRELL WALTRIP, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 27th day of March, 2026.

SEAL

REBECCA CHERMAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/09/2028
WILLIAMSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 12/9/2028

TENNESSEE COPY CERTIFICATION

I, Cheryl L. Voll of Dentons Bingham Greenebaum LLP, hereby certify that the attached document dated March 27, 2026 being submitted for electronic recording, is a true and complete copy of the original in my possession.

Cheryl L. Voll

Cheryl L. Voll

Date: 4/1/2026

COMMONWEALTH OF KENTUCKY

COUNTY OF FAYETTE

Subscribed and sworn to before me by Cheryl L. Voll this 1st day of April, 2026.

My Commission Expires:_____

Carrie R Barr

Notary Public, Kentucky
State at Large
Notary ID:_____

[Seal/Stamp]

CARRIE R. BARR
NOTARY PUBLIC, ID NO:KYNP68062
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES, MARCH 25, 2027