This instrument prepared by:
Icon Title, LLC
450 Saint Andrews Drive
Murfreesboro, TN 37128
File Number: 12-8743-CL

Karen Johnson Davidson County
Batch# 1403497 DEEDWARR
04/08/2026 02:56:30 PM 4 pgs
Fees: $23.00 Taxes: $340.40
20260408-0028556

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $92,000.00.

Affiant

Subscribed and sworn to before me, this the 7 day of April, 2026.

Notary Public
My Commission Expires: 1/7/30

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeffery Scott Pollard, David Mark Petty, and Anthony Chapman 4760 Bowfield Dr Antioch, TN 37013	New Owner	149 13 0 054.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **OneKey LLC, a Tennessee Limited Liability Company, and Walking Bridge Homes LLC, a Tennessee Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Jeffery Scott Pollard, a married man, David Mark Petty, a single man, and Anthony Chapman, a single man** (individually and/or collectively, "Grantee"), 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. 47 on the Plan of DEBRA HEIGHTS, SECTION THREE, as of record in Plat 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 One Key LLC, a Tennessee Limited Liability Company and Walking Bridge Homes LLC, a Tennessee Limited Liability Company, by Warranty Deed from Anthony Reed Chapman, a single man, of record in Instrument No. 20260202-0007071, in the Register's Office for Davidson County, Tennessee, dated January 23, 2026 and recorded on February 2, 2026.

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 Quitclaim Deed from Rusty L. Moore, Trustee, of record in Instrument No. 20070108-0002676, in the Register's Office for Davidson County, Tennessee, dated December 11, 2006 and recorded on January 8, 2007. The said Willie B. Chapman died on April 2, 2011, leaving Anthony Reed Chapman as surviving tenant.

Being the same property conveyed to Rusty L. Moore, Trustee, by Quitclaim Deed from Willie B. Chapman, a widow, of record in Instrument No. 20070108-0002676, in the Register's Office for Davidson County, Tennessee, dated December 11, 2006 and recorded on January 8, 2007.

Being the same property conveyed to William R. Chapman Jr. and wife, Willie B. Chapman, by Deed from Gene A. Tucker and Joel T. Riggs d/b/a Plus City Realty Co., of record in Book 4683, Page 721, in the Register's Office for Davidson County, Tennessee, dated February 21, 1973 and recorded on February 26, 1973. The said William R. Chapman Jr. died on March 15, 2025, leaving Willie B. Chapman as surviving tenant by the entirety.

This is improved property located at: **4760 Bowfield Drive, Antioch, TN 37013**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 7th day of April, 2026.

GRANTOR:

OneKey LLC, a Tennessee Limited Liability Company

By: Tyrone Toliver
Signed with Stavvy
Tyrone Toliver, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, an Electronic Notary Public of the State and County aforesaid, personally appeared through audio and video communication Tyrone Toliver with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained; and who further acknowledged that he is the member of OneKey LLC, a limited liability company, that he is authorized by OneKey LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 7th day of April, 2026.

Jim Myers
Signed with Stavvy
Notary Public
My Commission expires: 11/ 8/2028

JIM MYERS
State of Tennessee Notary Public
County of Davidson
My Commission Expires November 8, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of April, 2026.

GRANTOR:

Walking Bridge Homes LLC, a Tennessee Limited Liability Company

By: Baltazar Mejia
Signed with Stavvy
Baltazar Barrera, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, an Electronic Notary Public of the State and County aforesaid, personally appeared through audio and video communication Baltazar Barrera with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained; and who further acknowledged that he is the member of Walking Bridge Homes LLC, a limited liability company, that he is authorized by Walking Bridge Homes LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 7th day of April, 2026.

JIM MYERS
State of Tennessee Notary Public
County of Davidson
My Commission Expires November 8, 2028
Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Jim Myers
Signed with Stavvy
Notary Public
My Commission expires: 11/ 8/2028

I, Kirsten Virden, 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 4.7.26 (date of document).

Kirsten Virden

Affiant Signature

Date: 4-7-26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of April, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM