Karen Johnson Davidson County
Batch# 1424640 DEEDWARR
05/22/2026 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20260522-0047075

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251253004** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Kristian Booth Affiant Subscribed and sworn to before me, this 19th day of May, 2026. Carmen Coats Notary Public My Commission Expires: 11/5/29

WARRANTY DEED

Address New Owner: 203 Rolling Fork, LLC 2200 BATAVIA STREET NASHVILLE, TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129 09 0 010.00

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, **Charles Gregory Smith and Virginia D. Abernethy, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **203 Rolling Fork, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot 2 CHENERY SUBDIVISION, as shown on Plat of record in Plat Book 6200, Page 656, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Charles Gregory Smith and Virginia D. Abernethy, husband and wife, by Warranty Deed from James Ollie Fisher Jr., Trustee of The James Ollie Fisher Jr. Revocable Living Trust, dated February 14, 2020, of record in Instrument No. 20220404-0038415, in the Register's Office of Davidson County, Tennessee, dated April 01, 2022 and recorded on April 04, 2022.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHENERY SUBDIVISION, as recorded in Plat Book 6200, Page(s) 656.

This is improved property located at 203 Rolling Fork Court Nashville TN 37205

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 18th day of May, 2026.

Charles Gregory Smith

Virginia D. Abernethy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Gregory Smith and Virginia D. Abernethy, 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 18th day of May, 2026.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 19. 2026

Affiant Signature

22nd day of May, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028