Karen Johnson Davidson County
Batch# 1467761 DEEDWARR
09/03/2026 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,676.10
20260903-0081749

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jennifer Stacey, Southern Estates Title & Escrow, LLC, 554 Franklin Rd., Suite 103, Franklin, TN 37069

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Alisha Roberts and McDonald Roberts	New Owner	176-06-0A-049.00-CO
(NAME)	(NAME)	
5573 Hickory Woods Drive		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifty-Three Thousand And No/100 Dollars ($453,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EMMANUEL I. CHOKUBA, AN UNMARRIED MAN, AND CHINEME A. CHOKUBA, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALISHA ROBERTS, AN UNMARRIED WOMAN, AND MCDONALD ROBERTS, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all Lot No. 49 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 1 of record in Instrument Number 20200422-0042094, a revision of Instrument Number 20200122-0007826, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is made pursuant to the Marital Dissolution Agreement dated May 9, 2025, as incorporated into the Final Decree of Divorce dated May 28, 2025, of record in Docket No. 24D1549 in the Fourth Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Emmanuel I. Chokuba and Chineme A. Chokuba, husband and wife by Special Warranty Deed from D.R. Horton, Inc., a Delaware Corporation of record in Instrument No. 20201022-0123043 Register's Office for Davidson County, Tennessee, dated October 20, 2020 and recorded on October 22, 2020.

Being the same property conveyed to Emmanuel I. Chokuba and Chineme A. Chokuba, husband and wife by Special Warranty Deed from D.R. Horton, Inc., a Delaware Corporation of record in Instrument No. 20201022-0122891 Register's Office for Davidson County, Tennessee, dated October 20, 2020 and recorded on October 22, 2020.

unimproved ☐
This is improved ☑ property, known as 5573 Hickory Woods Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their 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 our hands this 28th day of August, 2026.

Chineme A. Chokuba

Emmanuel I. Chokuba

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28th day of August, 2026, before me personally appeared Chineme A. Chokuba and Emmanuel I. Chokuba, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Notary Public

My Commission Expires: 10-16-29

JENNIFER D STACEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 8/28/26.

Affiant Signature

8/28/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28 day of August, 2026

Notary's Signature

(Notary Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Comed
3.6.29