Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260454060

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $230,000.00.

M-Alexander Beaman
Affiant

Subscribed and sworn to before me, this 18th day of September, 2026.

Tara Jones
Notary Public
My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires August 26, 2030

Karen Johnson
Batch # 1476552
09/23/2026 09:29:20 AM
Fees: $13.00 Taxes: $851.00

Davidson County
DEEDWARR
2 pgs

20260923-0088116

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Beneias Zergaw and Southwood Equity Partners LLC 104 Washer Dr. La Vergne, TN 37086	New Owner	Tax Parcel ID No. 148-09-0-106.00

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, **Rolling Hills Community Church, Inc., successor by merger of Haywood Hills Baptist Church** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beneias Zergaw as to 50% undivided interest and Southwood Equity Partners LLC, as to 50% undivided interest, as Tenants in Common** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Haywood Hills Baptist Church of record in Instrument Number 20200401-0035189, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Haywood Hills Baptist Church by Warranty Deed from Bobby J. Stanley and wife, Nancy L. Stanley of record in Book 4430, Page 312, Register's Office for Davidson County, Tennessee, dated July 10, 1970 and recorded on July 10, 1970. For further reference see Acknowledgment of Merger of record in Instrument Number 20250904-0070775, said Register's Office.

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.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2330, Page 137, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20200401-0035189, Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6313, Page 910, Register's Office for Davidson County, Tennessee.

Acknowledgment of Merger of record in Instrument Number 20250904-0070775, Register's Office for Davidson County, Tennessee.

This is improved property located at 274 Locustwood Dr Nashville TN 37211

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 September, 2026.

Rolling Hills Community Church, Inc., successor by merger of Haywood Hills Baptist Church

BY: _____
Eric Rojas, Executive Pastor

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric Rojas, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Executive Pastor of Rolling Hills Community Church Inc., successor by merger of Haywood Hills Baptist Church, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 18th day of September, 2026.

_____
Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030