WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF October, 2026.

Notary Public

MY COMMISSION EXPIRES: 3-6-29

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1485366 DEEDWARR
10/16/2026 01:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20261016-0095243

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Wegahta H. Ghebretensay	Wegahta H. Ghebretensay	150-06-0-097.00
(NAME) 3109 Rollingstone Drive	(NAME) 3109 Rollingstone Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Allen L. Chapman and Veronica Romero-Chapman, husband and wife, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Wegahta H. Ghebretensay, a single man , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Section 10-A, Cherry Hills of record in Plat Book 4860, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 134 fronts 78.00 feet on the Southerly margin of Rollingstone Drive and extends back 156.15 feet on the Easterly line and 152.78 feet on the Westerly line to a broken line in the rear, measuring 98.57 feet thereon.

Being the same property conveyed to Allen L. Chapman and Veronica Romero-Chapman, husband and wife by Warranty Deed from Robert L. May, unmarried of record in Instrument No. 20160823-0088292 Register's Office for Davidson County, Tennessee, dated August 19, 2016 and recorded on August 23, 2016.

Unimproved ☐
This is improved ☒ property, known as 3109 Rollingstone Drive, Antioch, TN 37013

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14 day of October, 2026.

Veronica Romero-Chapman

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Osceola

On this 14 day of October, 2026, before me personally appeared Veronica Romero-Chapman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. By means of Online Notarization who has produced TN DL as identification.

Witness my hand, at office, this 14 day of October, 2026.

Notarized online using audio-video communication technology

Iliana Oyola
Notary Signature
My commission expires: 08/05/2029

ELECTRONIC NOTARY PUBLIC
STATE OF FLORIDA

Iliana Oyola
Electronic Notary Public
State of Florida
Commission #: HH706843
Commission Expires: 08/05/2029

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 3109 Rollingstone Drive, Antioch, TN 37013

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14 day of October, 2026.

Allen Lee Chapman

Allen L. Chapman

STATE OF Florida
COUNTY OF Hillsborough

On this 14 day of October, 2026, before me personally appeared Allen L. Chapman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of October, 2026.

Alyssa Walters

Notary Signature Alyssa Walters
My commission expires: 03/05/2027

Type of Identification Produced: DRIVERS LICENSE

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC STATE OF FLORIDA

Alyssa Walters
Electronic Notary Public
State of Florida
Commission #: HH 782208
Commission Expires: 03/05/2027

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 the 14 day of October, 2026.

Holly A. Mason
Affiant Signature

10/14/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of October, 2026.

Notary's Signature

(Notary Seal)

My Commission Expires: 7/14/2030

