THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347149**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,575,000.00. Affiant Subscribed and sworn to before me, this 11th day of April, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1122186 DEEDWARR
04/12/2024 10:29:46 AM 2 pgs
Fees: $13.00 Taxes: $5,605.50
20240412-0026121

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address New Owner: Blake Brooks, and Billy Brooks and Dana Brooks 1116 Oman Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 159 11 0A 002.00

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, **Jan Marie Inman Short, Successor Trustee of The Robert Randall Short, Jr, Irrevocable Trust, dated June 27, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blake Brooks, an unmarried man, and Billy Brooks and Dana Brooks, husband and wife, as joint tenants with right of survivorship**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of OMAN TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Oman Townhomes, a Horizontal Property Regime, of record in Instrument Number 20061222-0158538, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Robert Randall Short, Sr., Trustee of The Robert Randall Short, Jr. Irrevocable Trust dated June 27, 2014, by Quitclaim Deed from Robert R. Short, married but not his primary residence, and Robert R. Short, Jr., unmarried, of record in Instrument No. 20160331-0030457, in the Register's Office of Davidson County, Tennessee, dated March 31, 2016 and recorded on March 31, 2016. Robert Randall Short, Sr, having since been replaced as Trustee by Jan Marie Inman Short as Successor Trustee pursuant to Resignation of Trustee and Appointment of Successor Trustee dated August 18, 2016.

Being the same property conveyed to Robert R. Short and Robert R. Short, Jr., by Warranty Deed from Charles E. Logan and Brenda C. Logan, husband and wife, of record in Instrument No. 20150911-0092593, in the Register's Office of Davidson County, Tennessee, dated September 04, 2015 and recorded on September 11, 2015.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20061222-0158538.

This is improved property located at 1116 Oman Drive Brentwood TN 37027

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 9th day of April, 2024.

The Robert Randall Short, Jr. Irrevocable Trust

Jan Short Trustee

Jan Marie Inman Short, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jan Marie Inman Short with whom I am personally acquainted, and who acknowledged that she is the Successor Trustee of the Trust referenced herein and as such Trustee executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2024.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jan Marie Inman Short, Successor Trustee, 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 11th day of April, 2024.

WTC

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026