Karen Johnson Davidson County
Batch# 1382563 DEEDWARR
02/18/2026 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $13,227.50
20260218-0012920

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,575,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th day of February, 2026.

(Affix Seal) Notary Public

My Commission Expires: _____

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

2026-01-3705

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
The GAMMA Oman Trust UAD February 5, 2026 1144 Oman Drive Brentwood, TN 37027	NEW OWNER **17837 Fieldbrook Boca Raton, 333496**	Map/Parcel 159-00-0-262.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles W. Fawcett, III, an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Roger Marrero, Trustee of The GAMMA Oman Trust UAD February 5, 2026** hereinafter called the GRANTEE, his successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Foster Subdivision of record in Plat at Instrument No. 20070103-0001303, 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 the same property conveyed to Charles W. Fawcett III by Warranty Deed from Gregg Homebuilding Company, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230616-0046029, Register's Office for Davidson County, Tennessee, dated June 15, 2023 and recorded on June 16, 2023.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1144 Oman Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 10th day February, 2026.

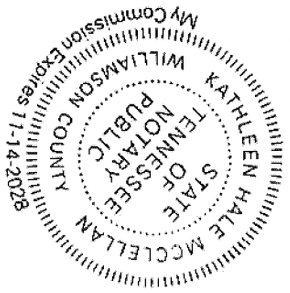
Charles W. Fawcett, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10 day of February, 2026, before me personally appeared Charles W. Fawcett, III, 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 10 day of February, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Emily Manno, 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 2/10/26.

Date

Affiant Signature

2/10/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of February, 2026.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026