THIS INSTRUMENT PREPARED BY
BYRD & BYRD, ATTORNEYS AT LAW, PLLC
Jessi Bell Pruett, Attorney at Law
111 West Eaton Street
Trenton, Tennessee 38382

Without Title Search or Survey
Without Serving as Closing Attorney

PROPERTY OWNER & ADDRESS:

A.D.S. Living Trust
Douglas Fisher Short and
Anne Atkins Short, Trustees
820 Mary Key Drive
Humboldt, TN 38343

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF REAL PROPERTY TAXES & ADDRESS:
A.D.S. Living Trust
Douglas Fisher Short and
Anne Atkins Short, Trustees
820 Mary Key Drive
Humboldt, TN 38343

131-03-OF-003.00 CO

105 Oak Meadows Lane, Nashville, TN 37215

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That we, DOUGLAS F. SHORT and wife, ANNE A. SHORT, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other valuable and satisfactory consideration, receipt of all which is hereby acknowledged, have this day bargained and sold and do hereby convey, remise, release and forever quitclaim unto DOUGLAS FISHER SHORT and ANNE ATKINS SHORT, TRUSTEES of the A.D.S. LIVING TRUST dated February 12, 2026, all of our right, title, interest and estate in and to the following described lot or parcel of real estate situated, lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 101, together with the appurtenant interest in the common elements of Oak Meadows Condominium Apartments, a horizontal property regime established by Master Deed, of record in Book 6441, page 69, amended in Book 7395, page 398, re-recorded in Book 7444, page 448, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed. [Description taken from prior deed of conveyance.]
>
> Being the same property conveyed to Douglas F. Short and wife, Anne A. Short, by Warranty Deed dated September 26, 2019, as shown of record in Instrument Number 20191007-0102675, Register's Office of Davidson County, Tennessee.

Said interest in said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch # 1382753 DEEDQC
02/19/2026 09:46:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20260219-0013187

IN WITNESS WHEREOF, we have hereunto set our hands this the 12th day of February, 2026.

DOUGLAS F. SHORT

ANNE A. SHORT

STATE OF TENNESSEE
COUNTY OF GIBSON

Before me personally appeared DOUGLAS F. SHORT and ANNE A. SHORT, to me known to be the persons described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such persons executed the same as said persons' free act and deed.

Witness my hand and seal this 12th day of February, 2026.

NOTARY PUBLIC

My commission expires: 3/18/26.

JESSICA BELL PRUETT
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, (WHICH EVER IS GREATER) is $ -0- quitclaim.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF FEBRUARY, 2026.

NOTARY PUBLIC

COMMISSION EXPIRATION: 3/18/26

JESSICA BELL PRUETT
STATE OF TENNESSEE NOTARY PUBLIC
GIBSON COUNTY