THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260453949

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,475,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2026.

Notary Public
My Commission Expires:

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

Karen Johnson Davidson County
Batch# 1415682 DEEDWARR
05/05/2026 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $5,457.50
20260505-0040282

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Abhit Bhandari and Charlotte Bhandari 4710 Nevada Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-15-0-389.00

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, **Terrence D. Brooks and Gina T. Brooks, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Abhit Bhandari and Charlotte Bhandari, husband and wife**, ("Grantees"), their 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 609, in Block 27, as shown on the map entitled Charlotte Park Company's First Addition to Nashville, of record in Plat Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to TERRENCE D. BROOKS AND GINA T. BROOKS, TRUSTEES UNDER THE TERRENCE D. BROOKS LIVING TRUST DATED AUGUST 19, 2005, by deed from DONALD F. THOMPSON AND WIFE, ALICIA D. THOMPSON, of record in Instrument No. 20080131-0010115, dated January 25, 2008, said Register's Office.

Being the same property conveyed to TERRENCE D. BROOKS, by deed from TERRENCE D. BROOKS AND GINA T. BROOKS, TRUSTEES UNDER THE TERRENCE D. BROOKS LIVING TRUST DATED AUGUST 19, 2005, of record in Instrument No. 20110615-0045685, dated June 14, 2011, 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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 091-15-0-389.00.

Matters shown on the Plan of record in Plat Book 57, page 103, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20050707-0078715 and re-recorded in Instrument No. 20050803-0091350, said Register's Office.

This is improved property located at 4710 Nevada Avenue Nashville TN 37209

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 30th day of April, 2026.

Terrence D. Brooks

Gina T. Brooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terrence D. Brooks and Gina T. Brooks, 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 30th day of April, 2026.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Certificate of Authenticity

I, Ryan Lux, 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 **April 30, 2026**.

Date

Affiant Signature

04/30/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30th** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029