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

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

CRT File No. 260755028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,090,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2026.

Notary Public
My Commission Expires: _____

Karen Johnson
Batch # 1455549
08/04/2026 10:51:22 AM
Fees: $13.00 Taxes: $4,033.00
20260804-0071614
Davidson County
DEEDWARR
2 pgs

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Conley Street and Gabrielle Street 1001 Graybar Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 118-13-0-263.00

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, **Jeffrey Rooks and Ruth Rooks, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Conley Street and Gabrielle Street, 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(s) 2, as shown on the map entitled Final Plat Minor Subdivision Graybar Lane, of record in Instrument No. 20140121-0005456, 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 JEFFREY ROOKS AND FRANK ROOKS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from KRISTIN J. TANT, TRUSTEE OF THE 1001 GRAYBAR LANE TRUST U/A/D FEBRUARY 6, 2013, of record in Instrument No. 20210608-0076530, dated June 4, 2021, said Register's Office.

FRANK ROOKS conveyed to JEFFREY ROOKS and wife, RUTH ROOKS, by quitclaim deed of record in Instrument No. 20231024-0083151, dated October 17, 2023, 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. 118-13-0-263.00.

Matters shown on the Plan of record in Instrument No. 20140121-0005456, said Register's Office.

This is improved property located at 1001 Graybar Lane Nashville TN 37204

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 3rd day of August, 2026.

Jeffrey Rooks

Ruth Rooks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey Rooks and Ruth Rooks, 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 3rd day of August, 2026.

Notary Public

My Commission Expires: 5/8/2028

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028