Karen Johnson Davidson County
Batch# 1471650 DEEDWARR
09/10/2026 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $3,189.40
20260910-0084254

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39464-08-2026	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $862,000.00. Donna VanLamoen Affiant Subscribed and sworn to before me this 10th day of September, 2026. Notary Public My Commission Expires: 9/10/29

JULIE BOSTIAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ellen Stone Shean, Trustee of the Ellen Stone Shean Trust 103 Forest Place Circle Nashville, TN 37215	New Owner	Map and Parcel No.: 131050C10300CO

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, Brock D. Short, Trustee of the Brock D. Short Revocable Trust dated December 3, 2025 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Ellen Stone Shean, Trustee of the Ellen Stone Shean Trust ("Grantee"), her successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 103 Forest Place Circle, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that Grantor 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 10th day of September, 2026.

GRANTOR:

Brock D. Short, Trustee

Brock D. Short, Trustee of the
Brock D. Short Revocable Trust
dated December 3, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brock D. Short, Trustee of the Brock D. Short Revocable Trust dated December 3, 2025, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2026.

Notary Public
My Commission Expires:

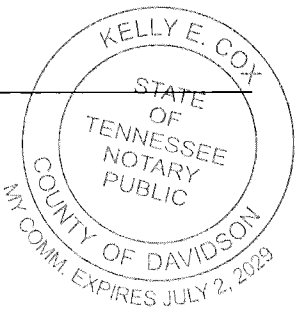


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 103, together with the appurtenant interest in the common elements of The Hillsborough, a horizontal property regime established by Master Deed of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed, and being located upon Tract 1 on the Plan of The Hillsborough, of record in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brock Dudley Short, married, by deed dated November 25, 2024 from Robert Michael Walker, and Gudrun Stock Walker, husband and wife, of record in Instrument No. 20241126-0092441, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 3, 2025 of record in Instrument No. 20251208-0097032, Register's Office for Davidson County, Tennessee, Brock Dudley Short conveyed subject property to Brock D. Short, Trustee of the Brock D. Short Revocable Trust dated December 3, 2025.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictive covenants contained in an instrument of record in Book 6566, page 4, Book 6674, page 583 and Book 7052, page 19, Register's Office for Davidson, County, Tennessee.
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Hillsborough Condominiums, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee. Appointment of Substitute Trustee in Instrument No. 20121105-0101967, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. All matters appearing on the Plan of record as Book 6250, page 699, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4161, page 814, and Book 6229, page 484, Register's Office for Davidson County, Tennessee.
9. Easement for highway purposes of record in Book 4377, page 710, and Book 4403, page 627, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 6702, page 330, Register's Office for Davidson County, Tennessee.
11. Consent judgment to State of Tennessee for the use and benefit of highway of record in Book 4484, page 18, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Jennifer Stacey, do hereby make oath that I am a 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 documents executed and authenticated according to law on September 10, 2026

Affiant
DATE: 09/10/2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 10th day of September, 2026

Notary Public

My commission expires: 09/16/2029

JULIE BOSTIAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY