Karen Johnson Davidson County
Batch# 630873 DEEDQC
05/06/2021 03:55:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210506-0061344

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Family Trust u/w Robert E. Harwell #II F/B/O Coleman A. Harwell, II Argent Trust Company 3102 West End Av, Suite 775 Nashville, Tennessee 37203 Attention: Robert E. Pugh, VP	Portion of Tax Map Parcel 09306208600	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (JTT) 1600 Division Street, Suite 700, Nashville, TN 37203		

FOR GOOD AND VALUABLE CONSIDERATION, Regions Bank, Jonathan McKelvey Harwell and Coleman A. Harwell II, as co-trustees under a trust created under the will of Robert E. Harwell, deceased, hereinafter called "GRANTOR", by these presents, does hereby quitclaim and convey unto Family Trust u/w Robert E. Harwell #II F/B/O Coleman A. Harwell, II, hereinafter called "GRANTEE", its heirs and assigns, a one-third (1/3) tenant-in-common interest in and to the property in Davidson County, State of Tennessee, described as follows, to wit (the "Property"):

See Exhibit A attached hereto.

The Trustees of the Trust intended to convey the said Property pursuant to the deed recorded as instrument 20040922-0113889 Register's Office for Davidson County, but have now discovered that the Property was inadvertently omitted from said prior deed and is being conveyed pursuant hereto.

This is improved property commonly known as a portion of 108 Second Avenue, North, Nashville, Tennessee.

[SIGNATURE PAGES FOLLOWS]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2021.

Madison Crooks Haynes
Notary Public

My Commission Expires:
March 6, 2024

MADISON CROOKS HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2024

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 30th day of April, 2021.

Regions Bank, Co-Trustee of a Trust Under the Will of Robert E. Harwell, deceased

By: _____
Name: Douglas Kirby
Title: Senior Vice Pres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, Douglas Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Senior Vice President of Regions Bank, Co-Trustee of a Trust Under the Will of Robert E. Harwell, the within named bargainor, and that he as such Senior Vice President executed the foregoing instrument for the purposes therein contained by signing the name of Regions Bank, by himself as such Senior Vice President

WITNESS my hand, at office, this 30th day of April, 2021.

Notary Public Madison Crooks Haynes
My Commission Expires: March 6, 2024

MADISON CROOKS HAYNES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2024

Jonathan M. Harwell, Co-Trustee of a Trust Under
the Will of Robert E. Harwell, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan M. Harwell, Co-Trustee of a Trust Under the Will of Robert E. Harwell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of May, 2021.

Notary Public Anissa E Ingram

My Commission Expires: 3/7/23

ANISSA E. INGRAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

Coleman A. Harwell, II

Coleman A. Harwell, II, Co-Trustee of a Trust
Under the Will of Robert E. Harwell, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Coleman A. Harwell, II, Co-Trustee of a Trust Under the Will of Robert E. Harwell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 3 day of May, 2021.

Notary Public _____

My Commission Expires: 02-26-2024

TASHA DIGRE
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT A

Legal Description

Being property situated in Davidson County, Tennessee, more particularly described as follows:

Being a portion of Lot 15 on the original plan of the Town of Nashville, not of record, described as follows:

Fronting nineteen (19) feet on the east side of Second Avenue, North, formerly South Market Street, and running back between parallel lines and with the northerly margin of Broad Street, forty (40) feet.

Being the same property conveyed to Grantor by Deed of record in Book 4825, page 774, in the Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, J Thomas Trent, Jr., do hereby make oath that I am licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE

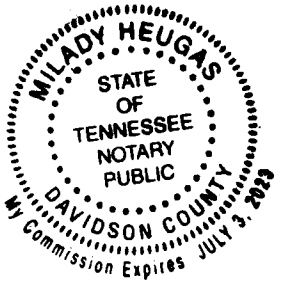
COUNTY OF DAVIDSON

Personally appeared before me, MiLady Heugas, a notary public for this county and state, J Thomas Trent, Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07.03.2023

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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