THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-31243

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,100,000.00.

Catherine Clearwater
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 769731 **DEEDWARR**
12/08/2021 09:58:59 AM 4 pgs
Fees: $23.00 Taxes: $4,070.00

20211208-0162667

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SAMUEL KNOX HARWELL JR.	NEW OWNER	092-15-0-148.00 092-15-0-147.00 092-15-0-146.00
413 W. Tyne Drive		
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **James David Andrews, IV, as to his 1/9 undivided interest in subject property**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAMUEL KNOX HARWELL JR., a 1/9 Undivided Interest in Subject Property**

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being on the northwest corner of West End Avenue and 23rd Avenue, North and more particularly bounded and described as follows:

Being part of the Elliston Property, a plan of which is recorded in Book 21, Page 141, of the Register's Office for Davidson County, Tennessee.

Beginning in the northerly margin of said West End Avenue at its intersection with the westerly margin of said 23rd Avenue, running thence northerly with said westerly margin of said 23rd Avenue, North 160 feet to an alley; thence westerly with the southerly margin of said alley 50 feet; thence southerly and parallel with said 23rd Avenue, North 160 feet to the northerly margin of West End Avenue, and thence easterly with the northerly margin of said West End Avenue, 50 feet to the beginning.

Being the same property conveyed to Sam K. Harwell, Jr. by deed from Fisk University, a Corporation, of record in Book 1025, Page 133, dated February 16, 1937, Register's Office for Davidson County, Tennessee. Samuel K. Harwell, Jr. died testate on or about August 22, 1944. Pursuant to the terms of the will of Samuel K. Harwell, Jr., of record in Will Book 59, Page 489, Probate Court for Davidson County, Tennessee, a trust was established for the benefit of his wife, Josephine Douglass Harwell, for life with remainder to their children. Said property was put into the trust for Josephine Douglass Harwell.

Josephine Douglass Harwell subsequently married and became known as Josephine Douglass Smith. Josephine Douglass Smith died on or about November 17, 1986. Upon her death, a one-third (1/3) undivided interest in said property passed to The Evalina Harwell Trust for the benefit of Evalina Harwell Andrews, a one-third (1/3) undivided interest in said property passed to The Leila Harwell Trust for the Benefit of Leila Harwell Fuqua, and a one-third (1/3) undivided interest in said property passed to Samuel Knox Harwell, III pursuant to the terms of the will of Samuel K. Harwell, Jr.

Equitable Trust Company, a Tennessee Corporation, has been appointed as sole successor Trustee for the Evalina Harwell Trust by Order Approving Motion to Substitute Trustee, of record in Instrument No. 20110112-0003300, said Register's Office. See also Notice of Appointment of Successor Trustee, of record in Instrument No. 20110321-0022121, said Register's Office. Equitable Trust Company, as Trustee, subsequently conveyed a one-ninth (1/9) undivided interest in the subject property to Josephine Andrews, a one-ninth (1/9) undivided interest in the subject property to James David Andrews, and a one-ninth (1/9) undivided interest in subject property to Jonathan Douglass Andrews, by quitclaim deed of record in Instrument No. 20120702-0058162, said Register's Office.

TRACT II

A certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

Being part of the Elliston Property, a plan of which is of record in Book 21, Page 141, Register's Office for Davidson County, Tennessee, being undivided on said plan.

Said property begins on the westerly margin of 23rd Avenue North (formerly Elliston Avenue) 175 feet northerly from the northerly margin of West End Avenue, at the intersection of the northerly margin of a fifteen foot alley; thence, with said 23rd Avenue North, northerly fifty feet to the southerly margin of another proposed alley; thence, with the southerly margin of said last mentioned alley, westerly 100 feet; thence, southerly, parallel with 23rd Avenue North, fifty feet, to the northerly margin of the first mentioned alley; thence, with the northerly margin of said alley, easterly 100 feet to the beginning.

TOGETHER with the right to use and occupy that portion of Alley No. 634-1/2 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 61-195 in the County Court Clerk's Office for said County.

Being the same property conveyed to First American National Bank of Nashville, Tennessee, Successor Co-Trustee with Josephine D. Smith, u/w Samuel K. Harwell, Jr. by deed from The Gamma Chapter of Delta Kappa Epsilon Fraternity of record in Book 2925, Page 128, dated July 6, 1958, said Register's Office. Pursuant to the terms of the will of Samuel K. Harwell, Jr., of record in Will Book 59, Page 489, Probate Court for Davidson County, Tennessee, a trust was established for the benefit of his wife, Josephine Douglass Harwell, for life with remainder to their children. Said property was put into the trust for Josephine Douglass Harwell.

Josephine Douglass Harwell subsequently married and became known as Josephine Douglass Smith. Josephine Douglass Smith died on or about November 17, 1986. Upon her death, a one-third (1/3) undivided interest in said property passed to The Evalina Harwell Trust for the benefit of Evalina Harwell Andrews, a one-third (1/3) undivided interest in said property passed to The Leila Harwell Trust for the Benefit of Leila Harwell Fuqua, and a one-third (1/3) undivided interest in said property passed to Samuel Knox Harwell, III pursuant to the terms of the will of Samuel K. Harwell, Jr.

Equitable Trust Company, a Tennessee Corporation, has been appointed as sole successor Trustee for the Evalina Harwell Trust by Order Approving Motion to Substitute Trustee, of record in Instrument No. 20110112-0003300, said Register's Office. See also Notice of Appointment of Successor Trustee, of record in Instrument No. 20110321-0022121, said Register's Office. Equitable Trust Company, as Trustee, subsequently conveyed a one-ninth (1/9) undivided interest in the subject property to Josephine Andrews, a one-ninth (1/9) undivided interest in the subject property to James David Andrews, and a one-ninth (1/9) undivided interest in the subject property to Jonathan Douglass Andrews, by quitclaim deed of record in Instrument No. 20120702-0058162, said Register's Office.

TRACT III

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being in the 21st Ward of the City of Nashville, and being a part of the Elliston Property in West Nashville, being undivided on said plan and of record in Book 21, Page 141, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Twenty Third Avenue North, formerly Elliston Avenue, one hundred and sixty (160) feet southerly from the southerly margin of Elliston Place, formerly the Harding Pike, thence southerly with the westerly margin of Twenty Third Avenue, forty (40) feet to the northerly margin of an alley, thence with said alley westerly one hundred (100) feet and thence northerly forty (40) feet (erroneously omitted from prior conveyance) and thence easterly one hundred (100) feet to the point of beginning on Twenty Third Avenue.

TOGETHER with the right to use and occupy that portion of Alley No. 634-1/2 included in said property that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 61-195 in the County Court Clerk's Office for said County.

Being the same property conveyed to Josephine Douglass Smith and First American National Bank, Co-Trustees under the Will of Samuel Knox Harwell, by deed from Jean Bass Crawford of record in Book 3256, Page 541, dated August 17, 1961, said Register's Office. Pursuant to the terms of the will of Samuel K. Harwell, Jr., of record in Will Book 59, Page 489, Probate Court for Davidson County, Tennessee, a trust was established for the benefit of his wife, Josephine Douglass Harwell, for life with remainder to their children. Said property was put into the trust for Josephine Douglass Harwell.

Josephine Douglass Harwell subsequently married and became known as Josephine Douglass Smith. Josephine Douglass Smith died on or about November 17, 1986. Upon her death, a one-third (1/3) undivided interest in said property passed to The Evalina Harwell Trust for the benefit of Evalina Harwell Andrews, a one-third (1/3) undivided interest in said property passed to The Leila Harwell Trust for the Benefit of Leila Harwell Fuqua, and a one-third (1/3) undivided interest in said property passed to Samuel Knox Harwell, III pursuant to the terms of the will of Samuel K. Harwell, Jr.

Equitable Trust Company, a Tennessee Corporation, has been appointed as sole successor Trustee for the Evalina Harwell Trust by Order Approving Motion to Substitute Trustee, of record in Instrument No. 20110112-0003300, said Register's Office. See also Notice of Appointment of Successor Trustee, of record in Instrument No. 20110321-0022121, said Register's Office. Equitable Trust Company, as Trustee, subsequently conveyed a one-ninth (1/9) undivided interest in the subject property to Josephine Andrews, a one-ninth (1/9) undivided interest in the subject property to James David Andrews, and a one-ninth (1/9) undivided interest in the subject property to Jonathan Douglass Andrews, by quitclaim deed of record in Instrument No. 20120702-0058162, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **A 1/9 Interest of 2300 West End Avenue, Nashville, TN 37203, A 1/9 Interest of 107 23rd Avenue North, Nashville, TN 37203, and a 1/9 Interest of 109 23rd Avenue North, Nashville, TN 37203**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(~~-~~) this the 7th day of December, 2021.

James David Andrews, IV

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James David Andrews, IV** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of December, 2021.

My Commission expires: Jan. 8 2024

Notary Public