Karen Johnson
Batch # 1097573
02/02/2024 02:25:34 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240202-0007595

QUITCLAIM DEED

TO: Harwell-Allen Partnership

This instrument was prepared by:
Scott W. Fielding, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

FROM: R. Chancellor Allen & Jane R. Harwell & Jane R. Harwell as Trustee of the James F. Harwell Revocable Trust

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Harwell-Allen Partnership 504 Green Apple Turn Brentwood, Tennessee 37027 Attn: R. Chancellor Allen	Same	175 00 0 144.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $0.

R. Chancellor Allen
Affiant

Sworn to and subscribed before me, this 2nd day of February, 2024.

N. B. Patel
Notary Public

My Commission Expires: March 24, 2027

NIRAV PATEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 24, 2027

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **R. Chancellor Allen, Jane R. Harwell, individually, and Jane R. Harwell as Trustee of the James F. Harwell Revocable Trust** (together, hereinafter called the "Grantor"), by these presents do quitclaim, transfer and convey unto **Harwell-Allen Partnership, a Tennessee general partnership** (hereinafter called the "Grantee"), and Grantee's successors and assigns, any and all of Grantor's right, title and interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon (the "Property").

This Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 2nd day of February, 2024.

GRANTOR:

R. Chancellor Allen

Jane R. Harwell individually and as Trustee of the James F. Harwell Revocable Trust

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Nirav Patel, a Notary Public in and for the County and State aforesaid, personally appeared R. Chancellor Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Franklin, Tennessee, this 2nd day of February, 2024.

Notary Public

My Commission Expires: March 24, 2027

NIRAV PATEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 24, 2027

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Nirav Patel, a Notary Public in and for the County and State aforesaid, personally appeared Jane R. Harwell, individually and as Trustee of the James F. Harwell Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Franklin, Tennessee, this 2nd day of February, 2024.

Notary Public

My Commission Expires: March 24, 2027

NIRAV PATEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 24, 2027

EXHIBIT A

PROPERTY DESCRIPTION

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 as shown on the Plan of Section Two, Jackson Business Park Subdivision, of record in Plat Book 5200, Page 544, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at an iron pin as it presently exists, said pin being the northerly right-of-way of proposed Owen Drive as shown on the Plan of Section One, Jackson Business Park, as of record in Book 5200, page 527, said Register's Office, and being the southeast corner of herein described tract; thence with the northerly right-of-way of said Owen Drive North 81 deg. 59 min. 00 sec. West, 60.00 feet to a concrete monument; thence, continuing with the northerly right-of-way of said Owen Drive and a curve to the right, said curve having a radius of 1046.556 feet, a length of 293.848 feet, to a concrete monument; thence; North 08 deg. 01 min. 00 sec. East, 504.96 feet to an iron pin falling in the southerly line of the John H. Moore, et ux property as of record in Book 542, page 291, said Register's Office; thence, with the southerly line of said John H. Moore's property, South 81 deg. 59 min. 00 sec. East, 350.0 feet to an iron pin, thence; leaving said common line with a new line South 08 deg. 01 min. 00 sec. West 545.94 feet to the point of beginning, and containing 4.296 acres, more or less.

Being the same property conveyed to R. Chancellor Allen and James F. Harwell d/b/a Harwell-Allen Partnership by Quitclaim Deed from R. Chancellor Allen and H. Stanley Allen, Trustee of record in Book 9307, Page 921, Register's Office for Davidson County, Tennessee, dated January 5, 1994 and recorded on April 11, 1994. James F. Harwell having deceased on September 18, 2014, leaving Jane R. Harwell and Jane R. Harwell Trustee of the James F. Harwell Revocable Trust as his beneficiaries pursuant to Davidson County Probate Case No. 14P-1619.