THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF TENNESSEE** **COUNTY OF SUMNER** The actual consideration or value, whichever is greater, for this transfer is **$3,750,000.00.** **Affiant** Subscribed and sworn to before me, this **7th day of November, 2025.** **Notary Public** **My commission expires:** _____

Karen Johnson Davidson County
Batch# 1347419 DEEDWARRSP
11/18/2025 08:09:30 AM 5 pgs
Fees: $28.00 Taxes: $13,875.00
20251118-0091544

JENNIFER MCEWEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-30-2029

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Douglas Todd Carson **PO Box 59403** **Nashville TN 37205**	**Douglas Todd Carson** **PO Box 59403** **Nashville TN 37205**	**106-05-0-122.00**

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **Terrence J. Clyne and Mark Coleman, Co-Trustees of The Terrence J. Clyne Living Trust for Karen Lavelle, Holly Lancaster and Timothy Lavelle, Kathleen Lavelle, Colleen Visconti And Their Appointees or Issue dated October 21, 2015** hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **Douglas Todd Carson** (collectively hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This being improved property commonly known as: 1101 Polk Avenue, Nashville, TN 37210.

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

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this **7th day of November, 2025**.

GRANTOR:

The Terrence J. Clyne Living Trust for Karen Lavelle, Holly Lancaster and Timothy Lavelle, Kathleen Lavelle, Colleen Visconti And Their Appointees or Issue dated October 21, 2015

By: _____
Name: Terrence J. Clyne
Its: Co-Trustee

By: _____
Name: Mark Coleman
Its: Co-Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

On this **7th day of November, 2025**, personally appeared before me, a notary public in and for the state and county aforementioned, **Terrence J. Clyne and Mark Coleman, Co-Trustees** of **of The Terrence J. Clyne Living Trust for Karen Lavelle, Holly Lancaster and Timothy Lavelle, Kathleen Lavelle, Colleen Visconti And Their Appointees or Issue dated October 21, 2015**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Co-Trustees** of **The Terrence J. Clyne Living Trust for Karen Lavelle, Holly Lancaster and Timothy Lavelle, Kathleen Lavelle, Colleen Visconti And Their Appointees or Issue dated October 21, 2015**, the within named bargainor, a **Trust**, and that such **Terrence J. Clyne and Mark Coleman, Co-Trustees** of **The Terrence J. Clyne Living Trust for Karen Lavelle, Holly Lancaster and Timothy Lavelle, Kathleen Lavelle, Colleen Visconti And Their Appointees or Issue dated October 21, 2015** as such **Co-Trustees**, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the **Trust** as **Co-Trustees**.

Witness my hand, at office, this **7th day of November, 2025**.

_____
Notary Signature
My commission expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being part of Lot "G" on the Map of Lands of L. P. Hagan, deceased, of record in Book 843, page 89, Register's Office for said County, and described according to a survey made by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee No. 1512, dated September 23, 2009, as follows:

Beginning at an "X" in concrete, at the intersection of the southerly right-of-way line of CSX Transportation Railroad, and the westerly right-of-way line of Polk Avenue, 50 feet in width, said "X" in concrete being located at the northing: 657,940.97, Easting, 1,748,993.59; on the State Plane Coordinate System NAD-83";

Thence leaving the southerly right-of-way line of CSX Transportation Railroad, with the westerly right-of-way line of Polk Avenue, South 06 deg. 07 min. 00 sec. West, 211.44 feet to an existing iron rod, at a corner common with the property of The Polk Partnership, as of record in Instrument No. 19991229-0308293, Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Polk Avenue, with the northerly property line of The Polk Partnership, South 75 deg. 30 min. 31 sec. West 390.33 feet to an iron rod set, in the easterly property line of Earl H. and Vera Sadler, as of record in Instrument No. 20000801-0076067, Register's Office for Davidson County, Tennessee;

Thence with the easterly property line of Earl H. & Vera Sadler, North 08 deg. 42 min. 01 sec. East 153.25 feet to an iron rod set, in the southerly right-of-way line of CSX Transportation Railroad;

Thence with the southerly right-of-way line of CSX Transportation Railroad, North 67 deg. 28 min. 45 sec. East, 408.41 feet to the point of beginning, containing 65,388 square feet or 1.501 acres, more or less.

Being the same property conveyed to Mark Coleman, as Co-Trustee of The Terrence J. Clyne Living Trust For Karen Lavell, Holly Lancaster and Timothy Lavell, Kathleen Lavelle, Colleen Visconti And Their Appointees or Issue Dated October 21, 2015 by Special Warranty Deed from Ellis R. Hubbard and Betty J. Hubbard, husband and wife, of record in Instrument No. 20221006-0110466, in the Register's Office of Davidson County, Tennessee, dated October 5, 2022 and recorded on October 10, 2022.

Exhibit "B"

Permitted Exceptions

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.

2. Encroachments, of whatsoever kind or type, from/by the insured property and/or premises upon adjoining, adjacent or any other properties and/or premises encumbered by said encroachment, whether of record or visually discernible.

3. Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of land.

4. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.

5. Rights or claims of parties in possession not shown by the public records.

6. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Taxes and assessments for the year 2025 and 2026, and subsequent years, not yet due and payable.

8. Easements, or claims of easements not shown by the public records.

9. Any and all existing restrictions and easements of record.

10. Any mineral or mineral rights leased, granted or retained by current or prior owners.

11. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Subdivision of the Lands of L.P. Hagan, Deceased, as recorded in Book 843, Page 80.

12. Easement for sewer water main, recorded in Book 372, Page 391.

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, do hereby make oath that I am a licensed attorney and/or the 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 document executed and authenticated according to law on 11/07/2025 **(date of document)**.

Affiant Signature

11/07/2025

Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this 14th day of November, 2025.

Notary's Signature
My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029