WARRANTY DEED

Karen Johnson Davidson County
Batch# 1347623 DEEDWARR
11/18/2025 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20251118-0091826

File No. BC-25-518

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COPE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY Commission Expires 02-26-2029

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Family Trust u/w Robert E. Harwell #II fbo Coleman A. Harwell, II	New Owner	
(NAME)	(NAME)	117-08-0B-010-00
3102 West End Ave., Ste. 775		
(ADDRESS)	(ADDRESS)	
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, I/WE, **GLENN ALLEN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KATHY A. PAROLINI, AND TRUSTEE OF THE TESTAMENTARY TRUST ESTABLISHED UNDER THE WILL OF KATHY A. PAROLINI, AND BETTE PAROLINI, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **K. LEMOYNE B. HARWELL AND ARGENT TRUST COMPANY, CO-TRUSTEES OF FAMILY TRUST U/W ROBERT E. HARWELL #II FBO COLEMAN A. HARWELL, II,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 10 on the Plan of Stokeswood Place Condominium, of record in Plat Book 6200, Page 438 amended in Plat Book 6250, Page 845, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Stokeswood Condominiums, a horizontal property regime established by Master Deed of record in Book 6441, Page 577, amended in Book 6453, Page 620 and Book 6923, Page 777, said Register's Office.

Being the same property conveyed to Kathy A. Parolini by Warranty deed from Sarah E Brown of record in Instrument No. 20050527-0060355 Register's Office for Davidson County, Tennessee, dated 5/20/2005 and recorded on 5/27/2005.

The said Kathy A. Parolini having died on July 18, 2025, with said property being devised to Bette Parolini, beneficiary, through Last Will and Testament of Kathy A. Parolini, filed of record in Case No. 25P1635, in the Seventh Circuit Court for Davidson County, Tennessee. The said Kathy A. Parolini and Kathleen Anne Parolini being one and the same. This property has never been a residence of the Grantors herein.

This is property more commonly known as 107 Stokeswood Place, Nashville, TN 37215.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 our hand this 18th day of November, 2025.

Glenn Allen, as Trustee of the Testamentary Trust established under The Will of Kathy A. Parolini

Glenn Allen, Personal Representative of the Estate of Kathy A. Parolini

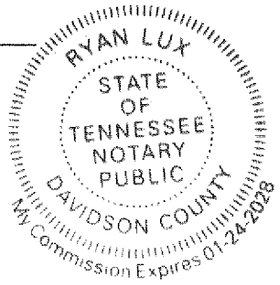
Bette Parolini

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2025, before me personally appeared Glenn Allen and Bette Parolini, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of November, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Lux, 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 **November 18, 2025**.

Date

Affiant Signature

11/18/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18th** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

