Karen Johnson Davidson County
Batch # 1361920 DEEDWARR
12/29/2025 11:22:49 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251229-0102711

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map: 146, Parcel: 016.45

WARRANTY DEED

Property Address & New Owner:
COLEMAN A. HARWELL II, Trustee of the
COLEMAN A. HARWELL II REVOCABLE
LIVING TRUST
2031 Richard Jones Road
Nashville, TN 37215

Mail Tax Statement to:
Coleman A. Harwell II
1603 Stokes Lane
Nashville, TN 37215

The GRANTOR, **COLEMAN HARWELL** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

COLEMAN A. HARWELL II, Trustee of the
COLEMAN A. HARWELL II REVOCABLE LIVING TRUST,
dated December 5, 2025

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 in the Subdivision of Lot No. 2 of the Andrew Castleman Lands among the heirs of Phoebe Nicholson, as of record in Minute Book "J", page 293, County Court for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, October 16, 1961, as follows:

Beginning on the southerly margin of Richard Jones Road at the northwest corner of the property conveyed to City of Nashville, by deed from R. C. Matthews, Contractor, Inc., et al, of record in Book 3341, page 253, said Register's Office; thence with the western boundary line of the City of Nashville Property; South 1° 07' West 209.92 feet to the said City of Nashville's southwest corner; thence North 78° 30' West 101.67 feet; thence North 1° 07' East 191.6 feet to the southerly margin of Richard Jones Road; thence with the same, South 88° 53' East, 100 feet to the beginning, containing 0.46 acres, more or less.

Being the same property conveyed to COLEMAN HARWELL by Deed of record in Book 11527, Page 119, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to easement for party walls and interests of adjoining landowners in appurtenant improvements; rights or claims of parties in possession not shown by the public records; all matters shown on plat of the Subdivision of Lot No. 2 of Andrew Castleman Lands as of record in Minute Book J, Page 293, County Court by Z.J. Wilkinson, Surveyor, October 16, 1961. (no copy available); Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20130701-0067373, in the Register's Office for Davidson County, Tennessee; rights of tenants, as tenants only, under recorded or unrecorded leases, including without limitation, the terms and conditions of the Lease between Kirk Lemoyne Billings Harwell and Independence Trust Company, as Co-Trustees of the Trust under the Will of Jane McKelvey Harwell Clements for the Benefit of Coleman A. Harwell, II, Cumberland Trust Company and Jonathan M. Harwell, as Co-Trustees of the Separate Share Trust for the Benefit of Jonathan M. Harwell and his issue, and Regions Bank and Robert E. Harwell, Jr., as Co-Trustees of the Separate Share Trust for the Benefit of Robert E. Harwell, Jr. and his issue, and Coleman A. Harwell II, Jonathan M. Harwell, and Robert E. Harwell, Jr. (collectively as Landlord) and Bank of America, National Association (as Tenant), as documented by the Memorandum of Lease of record in Instrument No. 20130719-0075119, in the Register's Office for Davidson County, Tennessee; possible conflict with common boundary line shared with property to the West as shown on plat of record in Instrument No. 20140826-0077516, in the Register's Office for Davidson County, Tennessee; easements, or claims of easements, not shown by the public records; and to any and all matters that would be disclosed by an accurate and complete land survey of the Property.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 5th day of December, 2025, by the undersigned.

Coleman Harwell

COLEMAN HARWELL

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **COLEMAN HARWELL**, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 5th day of December, 2025.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-14-2029

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Coleman Harwell

AFFIANT

Subscribed and sworn to before me this 5th day of December, 2025.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-14-2029