Karen Johnson Davidson County
Batch# 1373273 DEEDWARR
01/29/2026 10:05:30 AM 7 pgs
Fees: $38.00 Taxes: $1,480.00
20260129-0006223

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-24-2028
(AFFIX SEAL)

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH25-10389

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brandon Hartwell and Brittany Hartwell, husband and wife 0 Grays Point Road, Lots 1 and 2 Joelton, TN 37080	Brandon Hartwell and Brittany Hartwell P.O. Box 3009 Brentwood, TN 37024	028 00 0 064.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mitchell D. Allen and Tobey Allen, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brandon Hartwell and Brittany Hartwell, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

ALLEN TRACT 1:

Property located in the 1ST Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 06-27-25,
File Number 3-679, as follows:

Beginning at a set iron rod on the east margin of Grays Point Road having a Tennessee State Plane Coordinate of N:709336.6312, E:1695664.0674 and being located approximately 1,224 feet southeast of the intersection of Ridge Road;
Thence leaving said margin with a new line severing the property of Mitchell and Tobey Allen (Instrument Number 20210209-0018425) NORTH 59 DEGREES 27 MINUTES 11 SECONDS EAST a distance of 394.51 feet to a set iron witness rod on the southwest bank of a drain;
Thence continuing NORTH 59 DEGREES 27 MINUTES 11 SECONDS EAST a distance of 26.50 feet to the center of said drain;
Thence along said drain SOUTH 68 DEGREES 19 MINUTES 40 SECONDS EAST a distance of 208.24 feet;
Thence SOUTH 51 DEGREES 43 MINUTES 28 SECONDS EAST a distance of 129.76 feet;
Thence SOUTH 37 DEGREES 56 MINUTES 24 SECONDS EAST a distance of 211.38 feet;
Thence SOUTH 61 DEGREES 52 MINUTES 39 SECONDS EAST a distance of 328.71 feet to a set iron rod having a TSPC of N:709071.6796, E:1696741.8934;
Thence NORTH 81 DEGREES 33 MINUTES 27 SECONDS WEST a distance of 1010.40

feet to a set iron rod on the east margin of Grays Point Road;
Thence with said margin and with a curve turning to the left with an arc length of 55.07 feet, with a radius of 416.12 feet, with a chord bearing of NORTH 31 DEGREES 36 MINUTES 02 SECONDS WEST, with a chord length of 55.03 feet;
Thence NORTH 35 DEGREES 23 MINUTES 28 SECONDS WEST a distance of 85.55 feet to a set iron rod which is the point of beginning, having an area of 219866.04 square feet, 5.05 acres.

Being the same property conveyed to Mitchell D. Allen and Tobey Allen, husband and wife by Warranty Deed from Mitchell Joe Leslie and wife, Dawna Raye Leslie, of record in Instrument No. 20160420-0038234, dated March 31, 2016 and recorded April 20, 2016.

Being a portion of the same property conveyed to Mitchell D. Allen and Tobey Allen, husband and wife by Quitclaim Deed from Mitchell D. Allen and Tobey Allen, husband and wife, of record in Instrument No. 20210209-0018425, dated February 3, 2021 and recorded February 9, 2021.

ALLEN TRACT 2:

Property located in the 1ST Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 06-27-25,
File Number 3-679, as follows:

Beginning at a set iron rod on the east margin of Grays Point Road having a Tennessee State Plane Coordinate of N:709336.6312, E:1695664.0674 and being located approximately 1,224 feet southeast of the intersection of Ridge Road;
Thence with said margin SOUTH 35 DEGREES 23 MINUTES 28 SECONDS EAST a distance of 85.55 feet;
Thence with a curve turning to the right with an arc length of 55.07 feet, with a radius of 416.12 feet, with a chord bearing of SOUTH 31 DEGREES 36 MINUTES 02 SECONDS EAST, with a chord length of 55.03 feet to a set iron rod which is the Point of Beginning of this description;
Thence leaving said margin with a new line severing the property of Mitchell and Tobey Allen (Instrument Number 20210209-0018425) SOUTH 81 DEGREES 33 MINUTES 27 SECONDS EAST a distance of 1010.40 feet to a set iron having a TSPC of N:709071.6796, E:1696741.8934;
Thence SOUTH 07 DEGREES 58 MINUTES 22 SECONDS WEST a distance of 249.26 feet to a set iron rod having a TSPC of N:708824.8391, E:1696707.3214;
Thence with the north line of Robert Waits (Instrument Number 20130906-0094179) NORTH 82 DEGREES 01 MINUTES 55 SECONDS WEST a distance of 610.10 feet to an existing iron rod at a metal fence post;
Thence with the north line of Nashville Event Lighting (Instrument Number 20220324-0034102) NORTH 82 DEGREES 02 MINUTES 23 SECONDS WEST a distance of 199.97 feet to an existing iron rod at a metal fence post and having a TSPC of N:708937.0937, E:1695905.0683;
Thence continuing with Nashville Event Lighting NORTH 04 DEGREES 02 MINUTES 36 SECONDS EAST a distance of 115.32 feet to an existing iron rod at a metal fence post;
Thence NORTH 51 DEGREES 18 MINUTES 17 SECONDS WEST a distance of 165.99 feet to an existing iron rod;
Thence continuing NORTH 51 DEGREES 18 MINUTES 17 SECONDS WEST a distance of 25.22 feet to an existing iron rod at a metal fence post on the east margin of Grays Point Road;
Thence with a curve turning to the left with an arc length of 52.98 feet, with a radius of 378.67 feet, with a chord bearing of NORTH 23 DEGREES 59 MINUTES 34 SECONDS WEST, with a chord length of 52.93 feet to a set iron rod which is the point of beginning, having an area of 222060.50 square feet, 5.10 acres

Being the same property conveyed to Mitchell D. Allen and Tobey K. Allen by Warranty Deed from Thomas Lee Cobble and wife, Shirley Jean Cobble, of record in Instrument No. 20200519-0051857, dated May 15, 2020 and recorded May 19, 2020.

Being a portion of the same property conveyed to Mitchell D. Allen and Tobey Allen, husband and wife by Quitclaim Deed from Mitchell D. Allen and Tobey Allen, husband and wife, of record in Instrument No. 20210209-0018425, dated February 3, 2021 and recorded February 9, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **0 Grays Point Road, Lots 1 and 2, Joelton, TN 37080**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of January, 2026

Mitchell D. Allen

Tobey Allen

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mitchell D. Allen and Tobey Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 16th day of January, 2025.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT PREPARED BY:
Mitchell Allen
4779 Gray Point Road
Joelton, TN 37080

Exhibit 1

MEMORANDUM OF RIGHT OF FIRST REFUSAL

THIS MEMORANDUM OF RIGHT OF FIRST REFUSAL (the "Memorandum") is made and entered into as of the 22 day of **January, 2026**, by and between:

Mitchell D. Allen and Tobey Allen ("Seller"), and
Brandon Hartwell and Brittany Hartwell ("Buyer").

1. Agreement.

Seller and Buyer have entered into a Right of First Refusal Agreement (the "ROFR Agreement") granting Buyer a conditional and continuing right of first refusal to purchase the tract of land adjacent to Buyer's property (the "Adjacent Tract"), located in Davidson County, Tennessee, subject to the exceptions and limitations set forth herein.

2. Purpose of Memorandum.

This Memorandum is executed and recorded to give public notice of the existence of the ROFR Agreement. The full terms and conditions of the ROFR Agreement are incorporated herein by reference, but the ROFR Agreement itself is not recorded.

3. Binding Effect.

Subject to the family transfer exception described below, the ROFR runs with the land and shall be binding upon Seller and Seller's heirs, estate, successors, and assigns, and shall inure to the benefit of Buyer and Buyer's successors and assigns.

4. Family Transfer Exception.

Notwithstanding anything to the contrary contained herein or in the ROFR Agreement, Seller shall have the **unrestricted right** to sell, convey, gift, devise, or otherwise transfer all or any portion of the Adjacent Tract to Seller's children, grandchildren, spouse, parents, siblings, or other lineal descendants or family members (collectively, "Family Members"), whether during Seller's lifetime or by inheritance, **without triggering Buyer's Right of First Refusal**.

Any such transfer to Family Members shall be deemed a permitted transfer and shall not require notice to Buyer nor an opportunity for Buyer to purchase the Adjacent Tract.

5. Right of First Refusal Upon Family Declination.

In the event Seller elects to sell or transfer the Adjacent Tract to a third party **after Seller's Family Members have been offered the opportunity to acquire the Adjacent Tract and have declined or elected not to do so**, Buyer shall then have a right of first refusal to purchase the Adjacent Tract in accordance with the terms and conditions set forth in the ROFR Agreement.

6. Restrictions on Transfer.

Except for permitted transfers to Family Members as described above, Seller may not sell, convey, or transfer the Adjacent Tract to any third party without first complying with Buyer's rights described in the ROFR Agreement.

7. Legal Description.

The Adjacent Tract is legally described in Exhibit A.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date first written above.

Mitchell D. Allen

Tobey Allen

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mitchell D. Allen and Tobey Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, TN, this 16 day of January, 2026.

NOTARY PUBLIC

My Commission Expires: 03/03/2026

Brandon Hartwell

Brittany Hartwell

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brandon Hartwell and Brittany Hartwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, TN, this 22 day of January, 2026.

NOTARY PUBLIC
My Commission Expires: 5-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit A

Property located in the 1ST Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 06-27-25,
File Number 3-679, as follows:

Beginning at the stump of an existing wooden fence post located 12.5 feet from the center of Grays Point Road on the east margin and located approximately 608.0 feet southeast of the intersection of Ridge Road;
Thence with the south line of Tract 2 of Mitchell and Tobey Allen (Instrument Number 20210209-0018425) SOUTH 86 DEGREES 25 MINUTES 03 SECONDS EAST a distance of 346.37 feet;
Thence SOUTH 13 DEGREES 50 MINUTES 39 SECONDS WEST a distance of 19.67 feet to a wooden fence post;
Thence SOUTH 21 DEGREES 55 MINUTES 55 SECONDS EAST a distance of 58.80 feet to a 30 inch Oak tree;
Thence SOUTH 50 DEGREES 10 MINUTES 23 SECONDS EAST a distance of 765.21 feet to an existing iron rod;
Thence SOUTH 55 DEGREES 48 MINUTES 20 SECONDS EAST a distance of 669.21 feet to a point on the east side of a creek passing an existing iron witness rod on the west bank 60.3 feet from the creek;
Thence with said creek SOUTH 08 DEGREES 47 MINUTES 11 SECONDS WEST a distance of 75.03 feet;
Thence SOUTH 11 DEGREES 33 MINUTES 53 SECONDS WEST a distance of 107.69 feet;
Thence leaving said creek and with the north line of Robert Waits (Instrument Number 20130906-0094179) NORTH 82 DEGREES 01 MINUTES 49 SECONDS WEST passing an existing iron witness rod at 49.93 feet and continuing a total distance of 400.42 feet to a set iron rod having a Tennessee State Plane Coordinate of N:708824.8391, E:1696707.3214;
Thence with a new line and severing Tract 1 of Mitchell and Tobey Allen (Instrument Number 20210209-0018425) NORTH 07 DEGREES 58 MINUTES 22 SECONDS EAST a distance of 249.26 feet to a set iron rod having a TSPC of N:709071.6796, E:1696741.8934;
Thence with the center of a drain NORTH 61 DEGREES 52 MINUTES 39 SECONDS WEST a distance of 328.71 feet;
Thence NORTH 37 DEGREES 56 MINUTES 24 SECONDS WEST a distance of 211.38 feet;
Thence NORTH 51 DEGREES 43 MINUTES 28 SECONDS WEST a distance of 129.76 feet;
Thence NORTH 68 DEGREES 19 MINUTES 40 SECONDS WEST a distance of 208.24 feet;
Thence leaving said drain SOUTH 59 DEGREES 27 MINUTES 11 SECONDS WEST passing a set iron witness rod at 26.50 feet and continuing a total distance of 421.04 feet to a set iron rod on the east margin of Grays Point Road and having a TSPC of N:709336.6312, E:1695664.0674;
Thence with said road NORTH 35 DEGREES 24 MINUTES 50 SECONDS WEST a distance of 85.50 feet;
Thence with a curve turning to the right with an arc length of 235.95 feet, with a radius of 211.84 feet, with a chord bearing of NORTH 03 DEGREES 29 MINUTES 27 SECONDS WEST, with a chord length of 223.94 feet;
Thence NORTH 28 DEGREES 25 MINUTES 02 SECONDS EAST a distance of 77.36 feet;
Thence with a curve turning to the left with an arc length of 93.77 feet, with a radius of 138.16 feet, with a chord bearing of NORTH 08 DEGREES 58 MINUTES 22 SECONDS EAST , with a chord length of 91.98 feet;
Thence NORTH 10 DEGREES 28 MINUTES 18 SECONDS WEST a distance of 56.85 feet;
Thence with a curve turning to the right with an arc length of 66.45 feet, with a radius of 686.84 feet, with a chord bearing of NORTH 07 DEGREES 42 MINUTES 01 SECONDS WEST , with a chord length of 66.43 feet to the stump of an existing wooden fence post which is the point of beginning,
having an area of 429904.90 square feet, 9.87 acres

Being the remaining a portion of the property described as Tract 1 in Instrument Number 20210209-0018425, Register's Office of Davidson County, TN.

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 16, JANUARY 2026.

Custodian's Signature — 01/16/2026 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 16 day of JANUARY 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028

