This Instrument Was Prepared:
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Butler Snow LLP
1320 Adams Street, Suite 1400
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 1393994 DEEDWARRSP
03/17/2026 01:58:30 PM 7 pgs
Fees: $38.00 Taxes: $5,967.69
20260317-0021313

Address New Owner(s):	**Send Tax Bills to:**	**Map and Parcel No.:**
Family Trust U/W/O Robert E. Harwell #II FBO Coleman A. Harwell, II Attn: Argent Trust Company 3101 West End Avenue, Suite 775 Nashville, TN 37203	New Owner	117-14-0-114.01

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **EMMA HARWELL GRAW AND TRUXTON TRUST, SUCCESSOR CO-TRUSTEES OF THE SEPARATE SHARE TRUST U/W/O JANE MCKELVEY HARWELL CLEMENTS DATED NOVEMBER 2, 1964, F/B/O JONATHAN M. HARWELL,** a Tennessee trust (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FAMILY TRUST U/W/O ROBERT E. HARWELL #II FBO COLEMAN A. HARWELL, II**, a Tennessee trust, (the "Grantee"), and to its successors and/or permitted assigns forever, a **20.1611%** tenants-in-common interest in the following described real property situated in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto (the "Property").

This is improved property known as 2031 Richard Jones Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said Property, with the appurtenances, hereditaments, estate, title and interest thereto belonging, unto said Grantee and its successors and assigns forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of a **20.1611%** interest in said Property in fee simple, subject to those matters set forth on Exhibit B attached hereto, and has a good right to convey the same. Except for those matters set forth on Exhibit B, Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said Property against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signatures on following page]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of March, 2026.

SELLER:

SEPARATE SHARE TRUST U/W/O JANE MCKELVEY HARWELL CLEMENTS DATED NOVEMBER 2, 1964, F/B/O JONATHAN M. HARWELL

By: Emma Harwell Graw
Emma Harwell Graw, Co-Trustee

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, M. Jodie Hunnicutt, a Notary Public in and for said County and State, the within named EMMA HARWELL GRAW, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be a Co-Trustee of the Separate Share Trust U/W/O Jane McKelvey Harwell Clements dated November 2, 1964, F/B/O Jonathan M. Harwell, the within named bargainor, a trust, and that she as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as Co-Trustee.

WITNESS my hand and official seal at office, this 16th day of March, 2026.

MELINDA J. HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Melinda J Hunnicutt
Notary Public
My commission expires: July 2, 2029

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of March, 2026.

SELLER:

By: Truxton Trust, Co-Trustee

By: C. Brandt Warner
Name: C. Brandt Warner
Title: Vice President

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, M. Jodie Hunnicutt, a Notary Public in and for said County and State, the within named C. BRANDT WARNER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice President of the TRUXTON TRUST, the Co-Trustee of the Separate Share Trust U/W/O Jane McKelvey Harwell Clements dated November 2, 1964, F/B/O Jonathan M. Harwell, the within named bargainor, a trust, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Vice President of the Truxton Trust.

WITNESS my hand and official seal at office, this 16th day of March, 2026.

MELINDA J. HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: July 2, 2029

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,612,889.61.

Affiant

Subscribed and sworn to before me this 17 day of March, 2026.

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

Notary Public
My Commission Expires: 07-18-2028

EXHIBIT A

PROPERTY DESCRIPTION

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 Jonathan M. Harwell & Cumberland Trust Company, Co-Trustees of the Separate Share Trust for the benefit of Jonathan M. Harwell, as to an undivided 20.1611% interest, by Deed from AmSouth Bank, successor by merger to First American National Bank, N.A., Trustee of the Trust established under the Will of Jane McKelvey Harwell Clements for the benefit of Jonathan M. Harwell, of record in Instrument No. 20040922-0113891, in the Register's Office for Davidson County, Tennessee. For further reference see Book 11527, Page 119 and the Notice of Change of Trustee as to Certain Real Estate in Instrument No. 202507030052703, in the Register Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2026, a lien now due and payable.

2. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20130701-0067373, said Register's Office.

3. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from between KIRK LEMOYNE BILLINGS HARWELL AND INDEPENDENCE TRUST COMPANY, AS CO-TRUSTEES OF THE TRUST UNDER 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., to BANK OF AMERICA, NATIONAL ASSOCIATION, of record in Instrument No. 20130719-0075119, said Register's Office.

Certificate of Authenticity

I, Melissa Goelz, 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 03-16-2026.

Date

Affiant Signature

03-17-2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of March, 2026

Lisa Farris
Notary's Signature

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON

My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)