Karen Johnson Davidson County
Batch# 1393997 DEEDWARRSP
03/17/2026 02:12:30 PM 9 pgs
Fees: $48.00 Taxes: $3,898.97
20260317-0021316

This Instrument Was Prepared:
George V. Crawford III, Esq.
Butler Snow LLP
1320 Adams Street, Suite 1400
Nashville, TN 37208

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, **JONATHAN MCKELVEY HARWELL**, an unmarried man (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 **13.1722%** 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 **13.1722%** 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 himself, and his heirs and assigns, to warrant and forever defend the title to said Property against the lawful claims of all persons claiming by, through or under him 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.

[Signature on following page]

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

Jonathan McKelvey Harwell by Emma Harwell Graw, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, M. Jodie Hunnicutt, a Notary Public in and for said County and State, EMMA HARWELL GRAW, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jonathan McKelvey Harwell, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Jonathan McKelvey Harwell.

Witness my hand, 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

[Signature for second Attorney-in-Fact on following page]

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

Katherine Harwell Gibson

Jonathan McKelvey Harwell by Katherine Harwell Gibson, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, M. Jodie Hunnicutt, a Notary Public in and for said County and State, KATHERINE HARWELL GIBSON, to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jonathan McKelvey Harwell, as Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Jonathan McKelvey Harwell.

Witness my hand, 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

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,053,777.05.

Affiant

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

Notary Public
My Commission Expires: 07-18-2028

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

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 MRS. ROBERT E. HARWELL by deed from J. E. CRAIN AND J. T. CRAIN of record in Book 4022, Page 17, dated June 1, 1966, said Register's Office. MRS. ROBERT E. HARWELL, NOW KNOWN AS JANE MCKELVEY HARWELL CLEMENTS died testate September 16, 1986. Pursuant to the terms of the Last Will and Testament of JANE MCKELVEY HARWELL CLEMENTS, which is of record in Will Book 156, Page 132, Probate Court for Davidson County, Tennessee, ROBERT E. HARWELL, JR., AS EXECUTOR under said will and FIRST AMERICAN NATIONAL BANK, N.A., TRUSTEE, the sole Trustee under said will (Robert E. Harwell, Jr. and Jonathan McKelvey Harwell having declined to serve as Co-Trustees) have conveyed their interest in said property to ROBERT E. HARWELL, JR., AN UNDIVIDED 13.1722 PERCENT INTEREST, JONATHAN MCKELVEY HARWELL, AN UNDIVIDED 13.1722 PERCENT INTEREST, COLEMAN HARWELL, AN UNDIVIDED 13.1722 PERCENT INTEREST, FIRST AMERICAN NATIONAL BANK, N.A., TRUSTEE UNDER THE WILL OF JANE MCKELVEY HARWELL CLEMENTS FOR THE BENEFIT OF ROBERT E. HARWELL, JR., with full power to mortgage, sell, transfer, and convey without the joinder of any beneficiary, an undivided 20.1611 percent interest, FIRST AMERICAN NATIONAL BANK, N.A., TRUSTEE UNDER THE WILL OF JANE MCKELVEY HARWELL CLEMENTS FOR THE BENEFIT OF JONATHAN MCKELVEY HARWELL, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary, and undivided 20.1611 percent interest, and FIRST AMERICAN NATIONAL BANK, N.A., TRUSTEE UNDER THE WILL OF JANE MCKELVEY HARWELL CLEMENTS for the benefit of COLEMAN HARWELL, with full power to mortgage, sell, transfer and convey with the joinder of any beneficiary an undivided 20.1611 percent interest by quitclaim deed of record in Book 11527, Page 119, dated March 19, 1999, said Register's Office. 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 BENEFIT OF ROBERT E. HARWELL, JR. with full power to mortgage, sell, transfer and convey without joinder of any

beneficiary has conveyed it's undivided 20.1611 percent interest in said property to ROBERT E. HARWELL, JR. AND AMSOUTH BANK, AS CO-TRUSTEES OF THE SEPARATE SHARE TRUST FOR THE BENEFIT OF ROBERT E. HARWELL, JR. AND HIS ISSUE by quitclaim deed of record in Instrument No. 20040922-0113890, dated August 26, 2004, said Register's Office. Said trust terminated upon the death of ROBERT E. HARWELL, JR. on January 3, 2016. THOMAS C. HARWELL was appointed SUCESSOR TRUSTEE TO ROBERT E. HARWELL, JR. by the Seventh Circuit Court of Davidson County, Tennessee, on September 10, 2015. REGIONS BANK (FORMERLY FIRST AMERICAN NATIONAL BANK OR AMSOUTH BANK BY MERGER) AND THOMAS C. HARWELL, CO-TRUSTEES OF THE SEPARATE SHARE TRUST FOR THE BENEFIT OF ROBERT E. HARWELL, JR. AND HIS ISSUE have conveyed said 20.1611% interest in said property to REH INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Trustee's Quitclaim Deed of record in Instrument No. 20160627-0065454, dated June 24, 2016, said Register's Office. AMSOUTH BANK, SUCCESSORY BY MERGER TO FIRST AMERICAN NATIONAL BANK, N.A., TRUSTEE OF THE TRUST ESTABLISHED UNDER THE WILL OF JANE MCKELVEY HARWELL CLEMENTS FOR BENEFIT OF JONATHAN M. HARWELL, with full power to mortgage, sell, transfer and convey without joinder of any beneficiary has conveyed it's undivided 20.1611 percent interest in said property to JONATHAN M. HARWELL AND CUMBERLAND TRUST COMPANY, AS CO-TRUSTEES OF THE SEPARATE SHARE TRUST FOR THE BENEFIT OF JONATHAN M. HARWELL AND HIS ISSUE by quitclaim deed of record in Instrument No. 20040922-0113891, dated August 26, 2004, said Register's Office. Pursuant to the Notice of Change of Trustee As To Certain Real Estate of record in Instrument No. 20250703-0052703, said Register's Office, EMMA HARWELL GRAW AND TRUXTON TRUST have become the SUCCESSOR CO-TRUSTEES OF THE TRUST. 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 BENEFIT OF COLEMAN A. HARWELL, II, with full power to mortgage, sell, transfer and convey without joinder of any beneficiary has conveyed it's undivided 20.1611 percent interest in said property to COLEMAN A. HARWELL, II AND FIFTH THIRD BANK, AS CO-TRUSTEES OF THE SEPARATE SHARE TRUST FOR THE BENEFIT OF COLEMAN A. HARWELL, II AND HIS ISSUE by quitclaim deed of record in Instrument No. 20040922-0113982, dated August 26, 2004, said Register's Office. KIRK LEMOYNE BILLINGS HARWELL IS THE SUCCESSOR CO-TRUSTEE TO COLEMAN A. HARWELL, II by Order of the Seventh Circuit Court for Davidson County, Tennessee, dated July 27, 2012. FIFTH THIRD BANK AND KIRK LEMOYNE BILLINGS HARWELL, CO-TRUSTEES OF THE TRUST U/W/O JANE MCKELVEY HARWELL CLEMENTS F/B/O COLEMAN A. HARWELL II have conveyed the trusts interest in said property to KIRK LEMOYNE BILLINGS HARWELL AND INDEPENDENCE TRUST COMPANY, CO-TRUSTEES OF THE TRUST U/W/O JANE MCKELVEY HARWELL CLEMENTS F/B/O COLEMAN A. HARWELL II by Quitclaim Deed of record in Instrument No. 20130305-0021772, said Register's Office.

ROBERT E. HARWELL, JR., died testate on January 3, 2016. Pursuant to the terms of his will of record in Docket No. 16P-26, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, THOMAS C. HARWELL, EXECUTOR OF THE ESTATE OF ROBERT E. HARWELL, JR. has conveyed his 13.1722% interest in said property to THOMAS C.

HARWELL AND ELIZABETH C. HARWELL CO-TRUSTEES OF THE ROBERT E. HARWELL, JR. FAMILY TRUST U/W/O ROBERT E. HARWELL, JR. by Executor's Deed of record in Instrument No. 20160628-0065599, dated June 24, 2016, said Register's Office. THOMAS C. HARWELL AND ELIZABETH C. HARWELL CO-TRUSTEES OF THE ROBERT E. HARWELL, JR. FAMILY TRUST U/W/O ROBERT E. HARWELL, JR. have since conveyed the trusts interest in said property to REH INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Quitclaim Deed of record in Instrument No. 20170201-0010997, dated January 27, 2017, said Register's Office.

REH INVESTMENTS, LLC, LIMITED LIABILITY COMPANY further conveyed to FAMILY TRUST U/W ROBERT E. HARWELL #II F/B/O COLEMAN A. HARWELL, II, of record in Instrument No. 20210514-0065524, dated May 5, 2021, said Register's Office.

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

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)