Karen Johnson Davidson County
Batch# 1421111 DEEDWARR
05/15/2026 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20260515-0043901

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Fred Russell Harwell, Trustee of The 103 Montclair Trust 3804 Brighton Road Nashville, TN 37205	Same as New Owner	104 09 0K 103.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Glenn H. Booth, Jr, a widower** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Fred Russell Harwell, Trustee of The 103 Montclair Trust**, ("Grantee") all of my right, title and interest in and to that certain real property known as 3818 West End Avenue, Unit 103, Nashville, Tennessee 37205, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 103, on the Horizontal Property Regime for The Montclair, as recorded in the Master Deed of record in Book 7332, page 380, amended in Book 7902, page 113 and by Second Amendment in Instrument No. 20021231-0162451 and by Third Amendment in Instrument No. 20030113-0005471, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Keene W. Bartley, Trustee, for the express purpose of making a reconveyance to Glenn H. Booth, Jr. and wife, Marylee Booth, for the creation of a tenants by the entireties estate, by Quitclaim Deed from Glenn H. Booth, Jr., dated June 5, 2019, and recorded June 11, 2019, of record in Instrument No. 20190611-0056199, in the Register's Office for Davidson County, Tennessee. Marylee Booth died on or about February 12, 2025, leaving Glenn H. Booth, Jr., as surviving tenant by the entirety.

Being the same property conveyed to Glenn H. Booth, Jr., married, by Warranty Deed from Anne K. Brown and John P. Brown, wife and husband, dated December 12, 2017, and recorded December 15, 2017, of record in Instrument No. 20171215-0128110, in the Register's Office for Davidson County, Tennessee.

This Warranty Deed is being executed using the Power of Attorney of record for Glenn H. Booth, Jr. in Instrument # 20260415-0030655, Register's Office for Davidson County, Tennessee.

This is improved property known as 3818 West End Avenue, Unit 103, Nashville, Tennessee 37205.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns

forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 20th day of April, 2026.

Glenn H. Booth, Jr. by George M. Parrott attorney in fact for Glenn H. Booth, Jr

Glenn H. Booth, Jr by George M. Parrott, attorney in fact for Glenn H. Booth, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of April, 2026, before me personally appeared Glenn H. Booth, Jr by George M. Parrott, attorney in fact for Glenn H. Booth, Jr, 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 20th day of April, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee
COUNTY OF Davidson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 20 day of April, 2026

Notary Public
My commission expires: 1/22/29

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Certificate of Authenticity

I, Alex McDaniel, 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 4/20/2026 (date of document).

Affiant Signature

Date: 5/15/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 15 day of May, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

