THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260454066** Karen Johnson Davidson County Batch # 1427842 DEEDWARR 06/04/2026 09:38:10 AM 2 pgs Fees: $13.00 Taxes: $9,065.00 20260604-0050398	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,450,000.00. Affiant Subscribed and sworn to before me, this 27th day of May, 2026 Notary Public My Commission Expires:

CARLIE VAN HUIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: Blake Edward Harrison 4401 Curtiswood Circle Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 10 0 017.00

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, **James T. Harnen, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blake Edward Harrison**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

unmarried

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of CURTISWOOD ESTATES of record in Plat Book 2331, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James T. Harnen, by Quitclaim Deed from Leslie Gudel, of record in Instrument No. 20250620-0048151, in the Register's Office of Davidson County, Tennessee, dated June 18, 2025 and recorded on June 20, 2025.

Being the same property conveyed to Jimmy Harnen, as to 65% ownership and Leslie Gudel, as to 35% ownership, as tenants in common, by Warranty Deed from John M. Brown and Kelli Brown, husband and wife, of record in Instrument No. 20240716-0053387, in the Register's Office of Davidson County, Tennessee, dated July 12, 2024 and recorded on July 16, 2024.

Being the same property conveyed to John M. Brown and Kelli Brown, husband and wife, by Warranty Deed from Glynn J. Griggs, Trustee of the Glynn J. Griggs Revocable Living Trust, u/a/d July 23, 2003 as amended and restated u/a/d May 2, 2018, as to a one-half (1/2) undivided interest and Julie Hinds Griggs, Trustee of the Julie Hinds Griggs Revocable Living Trust u/a/d July 23, 2003 as amended and restated u/a/d February 26, 2018, as to a one-half (1/2) undivided interest, as tenants in common, of record in Instrument No. 20180703-0064557, in the Register's Office of Davidson County, Tennessee, dated July 2, 2018 and recorded on July 3, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CURTISWOOD ESTATES, as recorded in Plat Book 2331, Page(s) 40.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2440, Page 65; as corrected in Book 2440, Page 231.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6581, Page 187.

Easement for the flow of the waters of Middle Fork Browns Creek, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Middle Fork Browns Creek, free from diminution or pollution.

This is improved property located at 4401 Curtiswood Circle Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2026.

James T. Harnen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James T. Harnen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2026.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAR 5, 2030