Karen Johnson Davidson County
Batch# 1443025 DEEDWARRSP
07/07/2026 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $3,141.30
20260707-0061222

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64532
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel Southwell Alexa Love **109 Harpeth Trace Ct.** **Nashville, TN 37221**	**SAME**

TAX MAP PARCEL NUMBERS: 143060A03000CO and 14360A02900CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$849,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Equitable Trust Company, Trustee of the Gabimichigami Trust, dated April 4, 2024**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Southwell and Alexa Love** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract I:
Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Harpeth Trace Estates Phase One of record in Book 5200, page 125, Register's Office for said County, to which Plan reference is made for a more complete description.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Harpeth Trace Estates, Phase One, of record in Book 5200, page 125, Register's Office for said county, to which Plan reference is made for a more complete description.

Tract I:
Being the same property conveyed to Equitable Trust Company, Trustee of the Throckmorton Manor Trust u/a/d January 10, 2018, by Warranty deed from Charles J. Tallent and Sherilyn H. Tallent, husband and wife, dated December 28, 2022, recorded December 29, 2022, of record in Inst. No. 20221229-0133427, Register's Office for Davidson County, Tennessee. By Quitclaim deed of record in Inst. No. 20240412-0026307, said Register's Office, subject property was conveyed to Equitable Trust Company, Trustee of the Gabimichigami Trust, dated April 4, 2024, corrected by Scrivener's Affidavit of record in Inst No. 20260608-0051541, said Register's Office.

Tract II:
Being the same property conveyed to Equitable Trust Company, Trustee of the Throckmorton Manor Trust u/a/d January 10, 2018, by Warranty deed from Jennifer R. Young and Jimmie L. Young, wife and husband, dated January 20, 2023, recorded January 23, 2023, of record n Inst. No. 20230123-0004856, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Inst. No. 20240412-0026308, said Register's Office, subject property was conveyed to Equitable Trust Company, Trustee of the Gabimichigami Trust, dated April 4, 2024.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 918, Book 5178, page 138, Book 5182, page 767, Book 5182, page 769, Book 5380, page 357, Inst. No. 20200109-0003184, Inst. No. 20200804-0085695, Inst. No. 20220804-0088772, , said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 109 & 113 Harpeth Trace Court, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 2nd day of July, 2026

The Gabimichigami Trust, dated April 4, 2024
By Equitable Trust Company, Trustee

By: _____, VP
Jonathan Lovejoy, Vice President
Name **Title**

State of Tennessee

County of Davidson

On this 2nd day of July, 2026, before me the undersigned authority, personally appeared Equitable Trust Company, Trustee of the Gabimichigami Trust, dated April 4, 2024, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

MARY SUZANNE EASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Mary Suzanne Eash
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $849,000.00.

_____
Affiant

Sworn and subscribed before me this 2nd day of July, 2026

My Commission Expires:

MARY SUZANNE EASH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Mary Suzanne Eash
Notary

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **07/02/2026** (date of document).

Jami K Averwater

Affiant Signature

07/07/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **7th** day of **July**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

