Karen Johnson Davidson County
Batch # 1447036 DEEDWARRSP
07/14/2026 02:33:54 PM 4 pgs
Fees: $23.00 Taxes: $4,995.00
20260714-0063670

Prepared by and after recordation, return to:
Rudy Title and Escrow, LLC
608 Shelby Ave.
Nashville, TN 37206

New Property Owner Address:	Send Tax Notices to:	Tax/Map Parcel No.
Ewing Lan Advantage LLP 4505 Saunders Ave. Nashville, TN 37216	New Owners PO Box 160078 Nashville, TN 37216	060 02 0 009.00

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, **AUBREY B. HARWELL, JR., EXECUTOR OF THE ESTATE OF MELISSA ANN WALL** ("**Grantor**"), has bargained and sold, and by these presents does transfer and convey to **EWING LAN ADVANTAGE LLP, A TENNESSEE LIMITED LIABILITY PARTNERSHIP** ("**Grantee**"), and Grantee's successors and assigns, certain land in **DAVIDSON** County, State of Tennessee, fully described in Exhibit A hereto, together with all and singular rights, titles, tenements, hereditaments, appurtenances, easements, and interests belonging or in any way appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,350,000.00.

Affiant

Subscribed and sworn to before me this 13 of July, 2026.

Notary Public
My Commission Expires: 7-2-29

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is improved property located at **400 Ewing Lane, Nashville, TN 37207.**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee and Grantee's successors and assigns forever.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, and its successors and assigns to warrant and forever defend the title and quiet possession to the Property to Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the 13 day of July, 2026.

Estate of Melissa Ann Wall

By: Aubrey B. Harwell, Jr.
Its: Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AUBREY B. HARWELL, JR., EXECUTOR of the ESTATE OF MELISSA ANN WALL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th day of July, 2026.

Notary Public
My Commission Expires: 7/7/27
(SEAL)

STEPHEN C. SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit A

("Legal Description")

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of LaVerne Acres of record in Plat Book 2330, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except that portion sold to Metropolitan Government of Nashville and Davidson County, Tennessee of record at Book 9859, page 671, said Register's Office.

Being a portion of the same property conveyed to Aubrey B. Harwell, Jr., Executor of the Estate of Melissa Ann Wall by Quitclaim deed from Wall 2 Wall Ventures LLC of record in Instrument No. 20250224-0013473 Register's Office for Davidson County, Tennessee, dated January 16, 2025 and recorded on February 24, 2025.

Exhibit B

("Permitted Encumbrances")

- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 14, Register's Office for Davidson County, Tennessee.
- Easements set forth in Orders of record in Book 7295, Page 961 and Book 11472, page 956, in the Register's Office for Davidson County, Tennessee.
- Easement set forth in Deed of record in Book 9859, Page 671, in the Register's Office for Davidson County, Tennessee.
- Rights of tenants in possession, as tenants only, under unrecorded leases, if any.