BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1453181 DEEDWARR
08/03/2026 11:11:35 AM 2 pgs
Fees: $13.00 Taxes: $8,376.84
20260803-0071099

File No. JS-26-3384

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS $2,264,010.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2026

M. L. Schodroski

Notary Public

MY COMMISSION EXPIRES: 02/03/2030
(AFFIX SEAL)

M. L. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES 02/03/2030

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aubrey B. Harwell Jr., Trustee	Aubrey B. Harwell Jr., Trustee	
(NAME) 1235 Carl Seyfert Memorial Drive	(NAME) 1235 Carl Seyfert Memorial Drive	159-02-0-037.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Angela M. Howell, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aubrey B. Harwell Jr. Trustee U/A/D July 21, 2026,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Galaxy Estates of record in Plat Book 4175, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 188.73 feet on the Southerly margin of Carl Seyfert Memorial Drive and extends back 280.80 feet on the Easterly line and 275.0 feet on the Westerly line to a dead in line in the rear, measuring 196.60 feet thereon.

Being the same property conveyed to Angela M. Howell, a single woman by Warranty Deed from Hasan H. Sonmezturk and Elif Sen Sonmezturk F/K/A Elif Sen, husband and wife of record in Instrument No. 20230331-0023530 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on March 31, 2023.

This is property more commonly known as 1235 Carl Seyfert Memorial Drive, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against

the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 30th day of July, 2026.

Angela M. Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2026, before me personally appeared Angela M. Howell, 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 30th day of July, 2026.

Notary Signature
My commission expires:

