THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39362.07.2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,530,000.00. Affiant Subscribed and sworn to before me this 26th day of August, 2026. Notary Public My Commission Expires: 9-5-2028

Karen Johnson Davidson County
Batch# 1466950 DEEDWARR
09/02/2026 12:26:30 PM 4 pgs
Fees: $23.00 Taxes: $5,661.00
20260902-0081181

J. KANE CLARK
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/05/2028
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Mary Alice Harbison 805 Foster Hill Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117130B04900CO

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, **Everette I. Howell Jr. and Sherry Winn Howell, Co-Trustees of the Howell Tennessee Community Property Trust dated October 7, 2024** ("Grantors"), has this day bargained and sold, and does hereby transfer and convey to **Mary Alice Harbison, unmarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 805 Foster Hill, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 26th day of August, 2026.

Everette I. Howell Jr., Co-Trustee

Sherry Winn Howell, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Everette I. Howell Jr. and Sherry Winn Howell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Trustees of the Howell Tennessee Community Property Trust dated October 7, 2024, and as such Co-Trustees executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of August, 2026.

Notary Public

My Commission Expires:

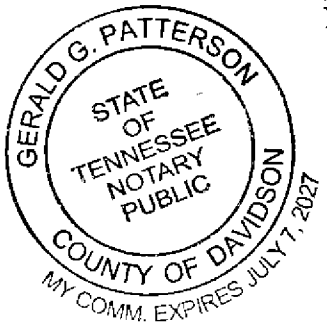


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 805 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419-421, amended in Book 6771, page 683 and in Book 6800, page 164, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sherry Winn Howell, Trustee of The Sherry Winn Howell Revocable Trust U/A/D June 4, 2018 by deed dated October 11, 2018 from Terry L. Jones and wife, Jennifer B. Jones of record in Instrument No. 20181012-0101328, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 7, 2024 of record in Instrument No. 20241011-0078905, Register's Office for Davidson County, Tennessee, Sherry Winn Howell, as Trustee of the Sherry Winn Howell Revocable Trust U/A/D June 4, 2018 conveyed property to Everette I. Howell, Jr. and Sherry Winn Howell, as Co-Trustees of the Howell Tennessee Community Property Trust dated October 7, 2024.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6478, page 177, amended in Book 6530, page 242, Register's Office for Davidson, County, Tennessee.
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Abbottsford, of record in Book 6537, page 303, amended and restated in Book 8106, page 1; Book 8627, page 254; Book 9381, page 876; Book 10458, page 810, Instrument No. 20010330-0030930; Instrument No. 20010502-0045152, re-recorded in Instrument No. 20010514-0049648, Instrument No. 20131218-0127945, Instrument No. 20131218-0127946, Instrument No. 20131218-0127949, Instrument No. 20150511-0042928, Instrument No. 20160523-0051264, Instrument No. 20160523-0051265 and Instrument No. 20160523-0051266 Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Abbottsford Homeowner's Association, Inc. of record in Book 7175, page 761, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, pages 419-421, amended in Book 6771, page 683 and Book 6800, page 164, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record, Frank R. Leu property, as Book 6250, pages 418, Register's Office for Davidson County, Tennessee.
7. Easement to Nashville Gas Company of record in Book 6928, page 934, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6555, page 328, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Holly A Mason, 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 8/26/26.

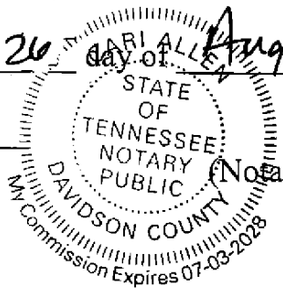
Affiant Signature

8/26/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 26 day of August, 2026.

Notary's Signature



(Notary Seal)