Karen Johnson Davidson County
Batch# 1470425 DEEDWARRSP
09/09/2026 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $6,789.50
20260909-0083443

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Elisabeth Clark Poe 4407 Honeywood Dr. Nashville, TN 37205	Elisabeth Clark Poe 4407 Honeywood Dr. Nashville, TN 37205	130 03 0 124.00 (50% interest)

FOR AND IN CONSIDERATION OF the sum of ONE AND NO/100 DOLLARS ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, EQUITABLE TRUST COMPANY, SOLE TRUSTEE OF THE JACK C. MASSEY TRUST FOR THE BENEFIT OF ELISABETH C. POE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1972 a/k/a THE JACK C. MASSEY TRUST FOR THE BENEFIT OF ELIZABETH C. POE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1972 (the "Grantor") has bargained and sold, and hereby transfers and conveys, to ELISABETH CLARK POE, her heirs, and assigns (the "Grantee"), its 50% undivided interest in certain real property in Davidson County, Tennessee, being more particularly described as follows:

> Lot 10 B on the Resubdivision of Lot 10, Davis Estates, Section 5 of record as Instrument #20090901-0082141, Register's Office for Davidson County, Tennessee.
>
> Being part of the property conveyed by deed of record as Instrument #20051208-0147886, Register's Office for Davidson County, Tennessee.

together with all rights and appurtenances pertaining to such real property and all improvements, structures, and fixtures now constructed and completed or under construction on the real property.

Said property is conveyed subject to taxes for 2026 and thereafter and any and all matters of record with the Register's Office for Davidson County, Tennessee, pertaining to the property.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee, forever.

This is unimproved property located at Lot 10 Jackson Boulevard, Nashville, Tennessee.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor, excluding those matters set forth above, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 31 day of August, 2026.

EQUITABLE TRUST COMPANY, SOLE TRUSTEE OF THE JACK C. MASSEY TRUST FOR THE BENEFIT OF ELISABETH C. POE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1972

By: _____
Title: Hunter R. Mobley, Vice-President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Hunter Mobley, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Vice President of Equitable Trust Company, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 31 day of August, 2026.

SHELLY SALVA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Shelly Salva
Notary Public
My Commission Expires: 3/9/2027

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration for this transfer or value of property transferred (whichever is greater) is $1,835,000.00.

Elisabeth Clark Poe
Elisabeth Clark Poe

Sworn to and subscribed before me this 31 day of August, 2026.

Notary Public
My Commission Expires: 7/2/2029

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2029

Tennessee Certification of Electronic Document

I, Lucretia Albert, 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 08-31-2026 (date of document).

Lucretia Albert
Affiant Signature

08/31/2026
Date

State of Tennessee

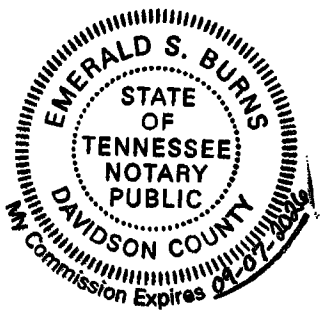
County of Davidson

Sworn to and subscribed before me this 31 day of August, 2026.

Emerald S. Burns
Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL



202609090083443