Lots 196, 197 & 198 - Franklin Road

Prepared by and Return to:
Tommy C. Estes, Esq.
MANIER & HEROD, a Tennessee Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Bill Garrett Davidson County
Batch# 76136 DEEDQC
04/04/2018 09:07:53 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180404-0031461

CO-PERSONAL REPRESENTATIVE'S SPECIAL QUITCLAIM DEED FROM ESTATE TO FAMILY TRUST

ADDRESS OF OWNER:	**SEND TAX BILLS TO:**	**PARCEL I.D.s:**
Lola R. Arthur Family Trust		160 06 0 036.00
Cumberland Trust & Investment Company and John F. Orman, Co-Trustees	**(SAME)**	160 06 0 010.00 160 06 0 011.00
40 Burton Hills Blvd., Suite 300		
Nashville, TN 37215		
Attn: Tenisha Clausi		

LOLA R. ARTHUR (hereinafter referred to as the "Decedent") died on August 3, 2017, leaving a Last Will and Testament dated June 5, 2014. The Last Will and Testament was admitted to probate on August 31, 2017 in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee, and assigned the case number 17P-1417. The Co-Personal Representatives, John F. Orman and Jonathan Thomaston by and on behalf of Cumberland Trust & Investment Company, are duly qualified. Debts of the Decedent have been paid. The Co-Personal Representatives, by signing this *Co-Personal Representative's Special Quitclaim Deed from Estate to Family Trust*, release any right the Co-Personal Representatives have to recover this property in the event of the insolvency of Decedent's estate.

THEREFORE, IN CONSIDERATION of One Dollar ($1.00), the receipt of which is hereby acknowledged, JOHN F. ORMAN and JONATHAN THOMASTON by and on behalf of CUMBERLAND TRUST & INVESTMENT COMPANY, Co-Personal Representatives of the Estate of Lola R. Arthur (hereinafter referred to as "Grantor"), by these presents and for the purpose of administering said estate, do hereby quitclaim and

convey unto JOHN F. ORMAN and TENISHA CLAUSI, by and on behalf of CUMBERLAND TRUST & INVESTMENT COMPANY, Co-Trustees of the Lola R. Arthur Family Trust (hereinafter referred to as "Grantee"), their successors and assigns, any and all right, title, and interest in and to the following described property located in Davidson County, Tennessee, to-wit:

Please see Exhibit A attached hereto.

The legal description stated above has been taken from the prior Quitclaim Deeds conveying the interest in said property to the Decedent. The draftsperson assumes no liability as to the accuracy thereof. This transfer is by quitclaim and Grantor makes no warranties about the title. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS OUR HANDS this 23rd day of March, 2018.

I, JOHN F. ORMAN execute this instrument solely in my fiduciary capacity and not individually, and in the course of the administration of the Decedent's estate, and the representations and warranties herein made by me are limited to those representations and warranties I can and should make in my fiduciary capacity and not further nor otherwise.

ESTATE OF LOLA R. ARTHUR,
GRANTOR

By: _____
JOHN F. ORMAN, Co-Personal Representative

STATE OF Florida)
COUNTY OF Collier)

Personally appeared before me, Thomas J. Disselhorst, a Notary Public of this County, JOHN F. ORMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Co-Personal Representative of the Estate of Lola R. Arthur and that he executed the within instrument for the purposes therein contained for and on behalf of said estate.

WITNESS MY HAND, at office, this 19 day of March, 2018.

_____
Notary Public
My Commission Expires: 2-21-2020

THOMAS J. DISSELHORST
Notary Public - State of Florida
Commission # FF 944005
My Comm. Expires Feb 21, 2020
Bonded through National Notary Assn.

Cumberland Trust and Investment Company executes this instrument solely in its fiduciary capacity and not individually, and in the course of the administration of a decedent's estate, and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not further nor otherwise.

ESTATE OF LOLA R. ARTHUR,
GRANTOR

Cumberland Trust & Investment Company,
Co-Personal Representative

By: _____, Trust Officer
Printed Name: Jonathan Thomaston, Trust Officer

STATE OF TENNESSEE)
COUNTY OF Davidson)

On March 23, 2018 personally appeared before me, the undersigned, a Notary Public, JONATHAN THOMASTON, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person herein described, and who upon oath, acknowledged himself to be a Trust Officer, for CUMBERLAND TRUST & INVESTMENT COMPANY, the within named bargainor, and that he as Trust Officer acknowledged that he executed the within instrument for the purposes therein contained, for and on behalf of CUMBERLAND TRUST & INVESTMENT COMPANY.

WITNESS MY HAND and notarial seal.

_____
Notary Public
My Commission Expires: 7/6/2020

FIRMESKALI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2020

This conveyance is exempt from Tennessee recordation tax pursuant to Tennessee Code Annotated, Section 67-4-409(a)(3)(D).

Exhibit A

Tract One (Vacant Lot 196)
Parcel ID: 160 06 0 036.00

Land in Davidson County, Tennessee, being Lot No. 196 on the Map showing the Addition to Section One, Oak Hill Estates, as of record in Book 4300, page 23, Register's Office for said County.

Said Lot No. 196 fronts 222.79 feet on the westerly side of U. S. Highway 31 (Franklin Road) and runs back between lines 446.02 feet on the southerly and 344.10 feet on the northerly side line to a line in the rear measuring 245 feet thereon.

BEING the same property conveyed to William H. Arthur, et ux, Lola R. Arthur, (a/k/a Lola K. Arthur) by deed dated February 8, 1978 from Albert M. Lucas, et ux, Nelda B. Lucas, and filed of record in Book 5250, page 848, in the Register's Office for Davidson County, Tennessee.

Tract Two (Residence - Lot 197)
Parcel ID: 160 06 0 010.00

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan of Oak Hill Estates, Section One, as of record in Book 3700, pages 118 - 120, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the westerly margin of Franklin Road, U. S. Highway No. 31; thence north 87 degrees, 45 minutes west 344.10 to a point in the east line of Lot No. 198; thence with the line between Lots Nos. 198 and 197 northeastwardly 313.69 feet to a point in the southerly margin of Forest Hills Drive; thence with said margin of said Drive eastwardly 221.59 feet to a concrete monument at the beginning of a curve to the right having a radius of 50.0 feet thence around said curve southeastwardly 230.0 fee to the point of beginning.

BEING the same property conveyed to William H. Arthur and wife, Lola R. Arthur (a/k/a Lola K. Arthur) by deed dated May 2, 1967 from J. B. Downey, Trustee, and filed of record in Book 4127, page 807, of record in the Register's Office for Davidson County, Tennessee.

Tract Three (Vacant Lot 198)
Parcel ID: 160 06 0 011.00

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Oak Hill Estates, Section I, as of record In Book 3700, pages 118, 119 and 120, Register's Office for said County,

Said lot fronts 135 feet on the south side of Forest Hills Drive, as measured around a slight curve, and runs back 512 feet on the westerly line and 558. 69 feet on the easterly line, which is a broken line, to a dead line and measures 176.24 feet.

BEING part of the property conveyed to William H. Arthur and wife, Lola R. Arthur (a/k/a Lola K. Arthur) by deed dated March 21, 1969 from R. R. Harris and wife, Linnie A. Harris, filed record in Book 4302, page 120, in the Register's Office for Davidson County, Tennessee

This, conveyance is subject to restrictions and easements as of record in Book 4122, page 739 in Book 3700, pages 118, 119, 120 in Register's Office for Davidson County, Tennessee.