Karen Johnson Davidson County
Batch# 440971 DEEDWARRSP
07/21/2020 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $625.30
20200721-0079671

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater or this transfer is $169,000.00.

Affiant

Subscribed and sworn to before me this 17th day of July, 2020.

Elaine C. Williamson
Notary Public
My Commission Expires: 6.21.22
File No. G20-8961

ELAINE C WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS NEW OWNER(S) :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark Ross (NAME) 4018 Moss Rose Drive (STREET ADDRESS) Nashville, TN 37216 (CITY) (STATE) (ZIP)	Same as new Owner (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	073-16-0A-103.00-C

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Therese Casler, Conservator for Audrey J. Church** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **Mark Ross, a married man** ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Unit No. 103 as shown on the Plat of Cumberland Trace of record in Book 5200, Page 724, Register's Office for Davidson County, Tennessee, together with the undivided membership in the Cumberland Tract Homeowners Association, all as described in Book 6218, Page 528, said Register's Office.

Being the same property conveyed to Audrey J. Church by Deed dated October 3, 2006, recorded October 3, 2006, in Instrument Number 20061003-0122717, in the Register's Office of Davidson County, Tennessee. See Order Approving Contract for Sale of Property in Case No. 20P-469 Second-Circuit Court for Davidson County, Tennessee Probate Division, by Conservator Therese Casler, per order dated July 10 ,2020.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, Page 724, Register's Office for Davidson County, Tennessee.

2. Common Area conveyed to Homeowners Association of record in Book 6218, Page 525, Register's Office for said County.

3. Easement to Comcast of Nashville I, LLC of record in Instrument 20130517-0050098, Register's Office for said County.

4. Restrictions as recorded in Book 6218, Page 528; Instrument 200404050038158; 200908250080066; 201511030112087; and 201511100114516, Register's Office for Davidson County, Tennessee.

5. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property known as 103 Cumberland Trace, Nashville, TN 37214.

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

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 17th day of July, 2020.

Therese Casler, Conservator for Audrey J. Church

By: Therese Casler, conservator
Therese Casler, Conservator

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Therese Casler, Conservator for Audrey J. Church, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Conservator of the maker or constituent of the maker and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of July, 2020.

Elaine C. Williamson
Notary Public

My Commission Expires: 6-21-22

ELAINE C WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY