THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210736116**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me, this 23rd day of July, 2021. Please see attached CA Jurat Notary Public My Commission Expires: 4-6-2023

Karen Johnson Davidson County
Batch# 685150 DEEDWARR
07/28/2021 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $777.00
20210728-0101514

WARRANTY DEED

Address New Owner: Karen Kilmarx and F B Thurman 107 Cumberland Trace Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 073-16-0A-107.00

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, **THE BELFORD FAMILY IRREVOCABLE TRUST DATED OCTOBER 2016, TERRI L. BELFORD, TRUSTEE**"Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen Kilmarx and F B Thurman, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 107, CUMBERLAND TRACE, as shown on plat of record in Book 5200, Page 724, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Belford Family Irrevocable Trust Dated October 28, 2016, Terri L. Belford, Trustee, by QuitClaim Deed from Corinne Belford, unmarried, of record in Instrument No. 20210720-0097431, recorded July 20, 2021 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Pamela A. Belford, a single person, by Warranty Deed from Ronald B. Fielder, unmarried, of record in Book 9800, Page 309, in the Register's Office of Davidson County, Tennessee, dated September 15, 1995 and September 20, 1995. The said, Pamela A. Bedford having since died on April 20, 2021, with her sole heir-at-law being her mother, Corrine Belford, as set forth in the Affidavit of Heirship recorded as Instrument No. 20210712-0093278 the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-13047-21

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CUMBERLAND TRACE, as recorded in Book 5200, Page(s) 724, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Declaration of Covenants, Conditions and Restrictions recorded in Book 6218, Page 528, and Instrument No. 20090825-0080066, in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of By-Laws of Cumberland Trace Homeowner's Association, Inc. recorded in Instrument No. 20040405-0038158, in the Register's Office of Davidson County, Tennessee.

Easement for Utility, recorded in Instrument No. 20130517-0050098, in the Register's Office of Davidson County, Tennessee.

Rules and Regulations of record in Instrument No. 20151103-0112087 and Instrument No. 20151110-0114516, in the Register's Office of Davidson County, Tennessee Quitclaim of Common Area of record Book 6218, Page 525, in the Register's Office of Davidson County, Tennessee.

Affidavit of Heirship of record in Instrument No. 20210712-0093278, in the Register's Office of Davidson County, Tennessee.

Easements affecting the Common Areas as shown on the record plats of Condominiums.

This is improved property located at 107 Cumberland Trace Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 23rd day of July, 2021.

The Belford Family Irrevocable Trust, dated October 28, 2016

By: _____
Terri L. Belford, Trustee

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terri L. Belford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Belford Irrevocable Trust, dated October 28, 2016 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 23rd day of July, 2021.

CALIFORNIA JURAT **GOVERNMENT CODE § 8202**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

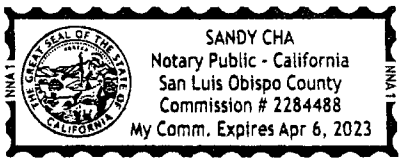
County of San Luis Obispo

Subscribed and sworn to (or affirmed) before me on this 23 (Date) day of July (Month), 2021 (Year), by

(1) Terri L. Belford

(and (2) —),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

©2019 National Notary Association

Certificate of Authenticity

I, **KATHERINE B. SMITH**, do hereby make oath that I am 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 July 23, 2021.

Katherine B. Smith
Affiant Signature

7/27/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this July 23, 2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY