Karen Johnson Davidson County
Batch# 743265 DEEDWARR
10/25/2021 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $8,325.00
20211025-0143357

WARRANTY DEED

Whitney McElroy State of Tennessee Notary Public Williamson County

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,250,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2021.

Notary Public

My commission expires: 06-02-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Mary Eugenia Gilchrist **Edward Glenn Gilchrist**		**117-12-0-197-00**
3505 Belmont Blvd.	**SAME AS NEW OWNER**	
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cumberland Trust and Investment Company and Michael H. Buhl, Co-Executors of the Estate of Iris W. Buhl, joined by Michael H. Buhl, Individually, Devisee under the Last Will and Testament of Iris W. Buhl

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Edward Glenn Gilchrist and Mary Eugenia Gilchrist, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 9 on the plan of Noel's Subdivision of Watkins Grove, not of record, being more particularly described as follows:

Beginning at a point lying on the westerly margin of Belmont Boulevard, said point lying 355 feet, more or less, from the southerly margin of Woodmont Avenue, thence running with the said margin of Belmont Boulevard South 2 degrees 18 minutes West a distance of 200.00 feet, more or less, to a point; thence leaving said margin of Belmont Boulevard and running with the common line of Lots 9 and 10 on the plan of Noel's Subdivision of Watkins Grove North 87 degrees 42 minutes West a distance of 200.00 feet, more or less to the common corner of Lots 9, 10, 25 & 26 on said Plan of Noel's Subdivision of Watkins Grove; thence running with the common line of said Lots 9 and 26 North 2 degrees 18 minutes East a distance of 200.00 feet to the common corner of lots 8, 9, 26 & 27 on the said plan of Noel's Subdivision of Watkins Grove; thence running with the said common line of lots 8 and 9 South 87 degrees; 42 minutes East a distance of 200.00 feet, more or less to the point of beginning, containing 0.92 acres, more or less.

TOGETHER WITH AN EASEMENT over a portion of Lot 26 on the Plan of Noel's Subdivision of Watkins Grove, not of record, the area being subjected to said easement being more particularly described as follows:

Beginning at the southwest corner of the above described Lot 9, thence running with the southerly line of Lot 26 on the Plan of Noel's Subdivision of Watkins Grove, North 87 degrees 42 minutes West, a distance of 75.00 feet, to a point; thence, along an existing wooden privacy fence along a line crossing through the said Lot 26, North 2 degrees 18 minutes East, a distance of 200.00 feet more or less, to a point in the northern line of said Lot 26; thence, running with the northern line of said Lot 26, South 87 degrees 42 minutes East, a distance of 75.00 feet, to the northwest corner of said Lot 9; thence, running with the common line of said Lots 9 and 26 South 2 degrees 18 minutes West, a distance of 200.00 feet, more or less, to the point of beginning.

Being all of the same property conveyed to Arthur H. Buhl, III, and wife, Iris W. Buhl by Deed dated July 31, 1998, from Michael Allen Smyth and James J. Mees, both unmarried, of record in Book 11057 Page 109, Register's Office for Davidson County, Tennessee. The said Arthur H. Buhl, III, having since died on August 31, 2010, leaving Iris W. Buhl as the surviving tenant by the entirety. The said Iris W. Buhl having since died testate on August 11, 2020. Pursuant to the Last Will and Testament of Iris W. Buhl of record in Docket No. 20P1600, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the said property was directed to be sold by the Co-Executors. Michael H. Buhl and Cumberland Trust and Investment Company were appointed as Co-Executors of the Estate of Iris W. Buhl and Michael H. Buhl being the devisee.

Conveyance of the above described property is subject to the following: 1) Easement to serve said Lot No. 9 and conditions and agreements as set out in the Deed of record in Book 10183, Page 320, Register's Office for Davidson County, Tennessee. 2) Agreement to Maintain Joint Privacy Fence as of record in Book 10214, Page 286, said Register's Office. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved property, known as **3505 Belmont Blvd., Nashville, TN 37215**

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantor, its successors and assigns, forever.

Grantor(s) does covenant with the said Grantee(s) that it/they is/are lawfully seized and possessed of said property in fee simple, has/have a good right to convey said property, and the same is unencumbered, *except as otherwise herein set forth.*

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but no further or otherwise; provided, however, that all covenants and warranties herein of Cumberland Trust & Investment Company are made in as full and ample a manner as it can and should do as such Co-Executor but no further or otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the trust/estate of which it is the fiduciary and which is conveying the foregoing property.

Witness my/our hand(s) this **20th** day of **October, 2021.**

Michael H. Buhl, Individually

Michael H. Buhl, Co-Executor of the Estate of Iris W. Buhl

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.

Cumberland Trust and Investment Company,
Co-Executor of the Estate of Iris W. Buhl

By: _____
Judith L. Johnson, Vice President & Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Judith L. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President & Trust Officer of Cumberland Trust and Investment Company, Co-Executor of the Estate of Iris W. Buhl, the within named bargainor, and that she as such Vice President & Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such Vice President & Trust Officer.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **October, 2021.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Michael H. Buhl, Co-Executor of the Estate of Iris W. Buhl,** and **Michael H. Buhl, individually,** the within named seller(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **October, 2021.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 October 20, 2021 (date of document).

Affiant Signature

October 21, 2021
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 21st day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 04-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County