Karen Johnson Davidson County
Batch# 855659 DEEDWARR
05/16/2022 08:59:30 AM 4 pgs
Fees: $23.00 Taxes: $3,515.00
20220516-0055650

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36969-03-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $950,000.00. Alice J Stewart Affiant Subscribed and sworn to before me this 5th day of May, 2022. Claire H Jenkins Notary Public My Commission Expires: 10/2/23 CLAIRE H. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Jeanne C. Varin, Trustee of the Jeanne C. Varin Living Trust U/A dated October 3, 2008, amended & restated July 19, 2016 4308 Glen Eden Drive Nashville, Tennessee 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 130020A01300CO

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, **Cumberland Trust and Investment Company, Trustee of Marvin T. Runyon Marital Trust QTIP Share**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeanne C. Varin, Trustee of the Jeanne C. Varin Living Trust U/A dated October 3, 2008, amended & restated July 19, 2016** ("Grantee"), her successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 615 Belle Meade Boulevard, # 119, Nashville, TN 37205.

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

Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property, and the same is unencumbered, except as otherwise herein set forth on Exhibit "A" hereto.

Grantor further does covenants and binds itself, its successors and assigns to warrant and forever defend the title to said land to the said Grantee, her successors 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 and Investment Company are made in as full and ample a matter as it can and should do as such Executor and Trustee but no further nor otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the estate of which it is the fiduciary and which is conveying the foregoing property

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 the 5 day of May, 2022.

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/trust, 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,
Trustee of the Martin T. Runyon Marital Trust
QTIP Share

BY: _____
April D. Drennan, Vice President and
Special Assets Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named April D. Drennan, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Vice President and Special Assets Officer of Cumberland Trust & Investment Company, Trustee of the Martin T. Runyon Marital Trust QTIP Share, 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 4th day of May, 2022.

_____
Notary Public

My Commission Expires: 1-6-2025

JEROLD DAVID SHETLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-6-2025

EXHIBIT "A"

Land in Davidson County, Tennessee being Unit No. E-1 on the Plan of Glencourt Condominiums of record in Plat Book 6250, page 162, Register's office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Glencourt Condominiums, a horizontal property regime established by Master Deed of record in Book 6396, page 825, re-recorded in Book 6402, page 279, amended in Instrument No. 200410130123308, Instrument No. 20100105-0000913 and Instrument No. 20171227-0131285 said Register's Office.

Being the same property conveyed to Cumberland Trust and Investment Company and Sue G. Atkinson, as Co-Trustees of Marvin T. Runyon Marital Trust QTIP Share, by deed dated November 27, 2013 from Sylvia Rapoport of record in Instrument No. 20131203-0122857, Register's Office for Davidson County, Tennessee. Sue G. Atkinson died on September 13, 2021 leaving Cumberland Trust and Investment Company as the sole Trustee.

This conveyance is made subject to:

1. 2022 City/County Taxes, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed and By-Laws for Glencourt Condominiums, of record in Book 6396, page 825 re-recorded in Book 6402, page 279, amended in Instrument No. 200410130123308, Instrument No. 20100105-0000913 and Instrument No. 20171227-0131285, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of Glencourt Condominiums, of record in Book 6250, page 162, Register's Office for Davidson County, Tennessee.
5. Utility Easement of record in Book 5799, Page 510, Register's Office for Davidson County, Tennessee.

Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 5/5/22

GEORGE E. MUDTER, JR.
Dated 5/5/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 5/5/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

