Karen Johnson Davidson County
Batch# 962502 DEEDWARRSP
01/19/2023 02:44:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230119-0004492

This Instrument Prepared By:
Bass, Berry & Sims (JAT)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Name & Address of New Owner	Send Tax Bills To	Parcel ID Number
Jeffrey W. Rush 9320 Lake Shore Drive Brentwood, Tennessee 37027	Same	104 09 0 129.00

EXECUTOR'S SPECIAL WARRANTY DEED

Stephen K. Rush (the "Decedent") acquired an interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, and more particularly described on Exhibit A hereto (the "Property"). The Decedent died testate on July 22, 2021, leaving a validly executed last will and testament dated July 20, 2017 (the "Will"), which has been probated and is properly recorded on Docket Number 21P-1598, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee. Cumberland Trust and Investment Company is the duly qualified and acting executor of Decedent's estate. The Decedent owned the Property at his death.

Pursuant to the terms of the Will and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned CUMBERLAND TRUST AND INVESTMENT COMPANY, in its capacity as executor of the estate of the Decedent (the "Grantor"), does hereby transfer and convey unto JEFFREY W. RUSH and STEPHANIE RUSH (the "Grantees"), as equal tenants-in-common, all of its right, title, and interest in and to the Property.

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.

The Grantor does covenant with the 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 provided herein.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to the Grantees, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under the 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 manner as it can and should do as such Executor 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.

This is improved property known as 3720 West End Avenue, Nashville, Tennessee 37205.

The legal description being the same as the previous deed.

The Grantor executes this instrument solely in its 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 it are limited to those representations and warranties it can and should make in its fiduciary capacity and not further nor otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 8 day of DECEMBER, 2022.

ESTATE OF STEPHEN K. RUSH

Cumberland Trust and Investment Company, Executor
By: AVERY OAKS
Its: TRUST OFFICER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, AVERY OAKS, as TRUST OFFICER for Cumberland Trust and Investment Company, the within named bargainor, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of December, 2022.

DONNA J. WOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission Expires: 5/9/26

34643163.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This instrument is exempt from tax because it is being used to satisfy a testamentary devise.

ESTATE OF STEPHEN K. RUSH

Cumberland Trust and Investment Company, Executor
By: AVERY OAKS
Its: TRUST OFFICER

WITNESS my hand, at office, this 8th day of December, 2022.

Notary Public
My Commission Expires: 5/9/26

DONNA J. WOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 21 of Block 7, on the Plan of Richland Realty Company's Subdivision, Division "A", a plan of said property dividing it into blocks is of record in Book 161, page 151, said Register's Office, but said plan does not show the subdivision of said blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, said Lot No. 21 fronts 100 feet on the northerly side of West End Avenue and runs back between parallel lines with and 200 feet east of the easterly margin of Christopher Street, 200 feet to the South line of Lot No. 22.

Being the same property conveyed to Stephen K. Rush and Wife, Nancy B. Rush by deed from Victoria B. Jackson, unmarried, of record in Book 8551 Page 202, Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Dec 8, 2022 (date of document).

Affiant Signature

01/19/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of January, 2023.

Aubrey D. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

