This instrument prepared by:
Momentum Title, LLC
630 West Burton Street
Murfreesboro, TN 37130
File Number: 3-1172-KP

Karen Johnson Davidson County
Batch# 994614 DEEDWARR
04/20/2023 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20230420-0029259

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $595,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2023.

Notary Public

My Commission Expires: 9/14/23

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cumberland Trust, Trustee of Lola R. Arthur Family Trust 40 Burton Hills Boulevard Suite 300 Nashville, TN 37215	New Owner	172-10-0B-040-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kenneth Gilpin, Patrick K. Gilpin, and Forrest K. Prince**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Cumberland Trust, Trustee of Lola R. Arthur Family Trust**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 40 on the Plan of Final Plat for Christiansted Valley, Phase 1 of record in Plat Instrument No. 200002150015149 and Instrument No. 200002150015150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Anne F. Gilpin by Warranty Deed from Fallon Homes, LLC of record as Instrument No. 200008010075855 in the Register's Office for Davidson County, Tennessee, dated July 31, 2000 and recorded on August 1, 2000. The said Anne F. Gilpin has since departed this life on December 20, 2022 leaving Kenneth Gilpin, Patrick Gilpin, and Forrest Prince as heirs at law.

This property is not a marital residence of the Grantors and such is not subject to homestead, dower, or other marital interest.

This is improved property located at: **6237 Palomar Court, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 19th day of April, 2023.

GRANTORS:

Kenneth Gilpin

Patrick K. Gilpin

Forrest K. Prince

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kenneth Gilpin, Patrick K. Gilpin, and Forrest K. Prince, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of April, 2023.

SPENCER LAMBERT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/2024

202304200029259

Certificate of Authenticity

I, Tori Cole, 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 4/19/2023.

Tori Cole

Affiant Signature

Date: 4/20/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4/20/2023.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

