Special Warranty Deed

Karen Johnson Davidson County Batch# 1014359 DEEDWARRSP 06/13/2023 08:40:30 AM 5 pgs Fees: $28.00 Taxes: $8,251.00 20230613-0044833	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $2,230,000.00. Affiant Subscribed and sworn to before me, this the 12th day of June, 2023 Notary Public My commission expires: 6.20.2023

ROBIN PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
KAALBERG GIESECKE, PLLC (DGL)
123 South 11th Street
NASHVILLE, TN 37206

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
P.O. Box 121986 Nashville, Tennessee 37212	*New Owner*	104-04-0-221.00

FOR AND IN CONSIDERATION of the above captioned sum, cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, CUMBERLAND TRUST AND INVESTMENT COMPANY, AS EXECUTOR OF THE ESTATE OF STEPHEN K. RUSH ("Grantor"), has, effective as of this 12th day of June, 2023 (the "Effective Date"), bargained and sold, and does hereby transfer and convey unto FATHERLAND REVERSE, LLC, a Colorado limited liability company, ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit A hereto. This is improved property, known as 1209 16th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. 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 those permitted exceptions set forth on Exhibit B hereto and the representations and limitations as expressly provided for herein.

Grantor further covenants and bind itself and its representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor, but no others.

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.

[signature page follows]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed effective as of the Effective Date.

GRANTOR:

CUMBERLAND TRUST AND INVESTMENT COMPANY,
EXECUTOR OF THE ESTATE OF STEPHEN K. RUSH

By: _____
Name: Avery H. Oaks
Title: Trust Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Avery H. Oaks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a Trust Officer of Cumberland Trust and Investment Company, Executor of the Estate of Stephen K. Rush, the within named bargainor, and that he as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Trust Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of June, 2023.

Lindsay L. Hardin
NOTARY PUBLIC

My Commission Expires: 3-9-2027

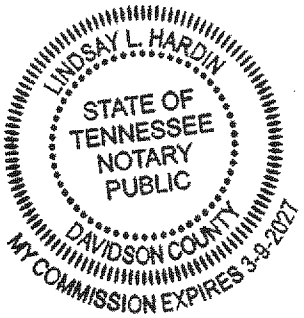


Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Belmont Land Co. Subdivision of Lot No. 23 of O.B. Hayes' Large Lots of record in Plat Book 204, Page 207, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen K. Rush by Warranty Deed from 1209 Properties, a Partnership composed of Joe Galante, Stan Moress and Richard Landis, of record in Book 10754, Page 257, Register's Office for Davidson County, Tennessee, dated January 8, 1998 and recorded on January 12, 1998. That said Stephen K. Rush died July 22, 2021 testate and his Last Will and Testament having been duly probated at Docket Number 21P-1598, Seventh Circuit Court (Probate Division).

Exhibit B

Permitted Exceptions

1. Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of record in Plat Book 204, Page 207, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, AL FRAZIER, 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 06/12/23 (date of document).

Affiant Signature

06/13/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13th day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

