This Instrument prepared by
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1050237 DEEDWARRSP
09/15/2023 09 31 02 AM 4 pgs
Fees: $23 00 Taxes $4,070 00
20230915-0072373

| ADDRESS NEW OWNER: | SEND TAX BILLS TO. | MAP-PARCEL |
|---|---|---|
| **Lyman T. Davis** | oener | |
| 5634 Hickory Springs Rd | | 159-00-0-143 00 |
| Brentwood, TN 37027-4005 | | |

# SPECIAL EXECUTOR'S DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Cumberland Trust & Investment Company, Executor and Personal Representative of the Estate of Olive Connor Hunt** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Lyman T. Davis, a married man** (the "Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot No 10, on the Plan of Hickory Boulevard Estates, Section 2, as of record in Book 4175, Page 110, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of East Hickory Springs Court, said point being the common corners of lot 10 and 9 on said plan, thence with a line between said two lots, northwardly 265.98 feet to a point, thence southwestwardly 310.11 feet to a point in the easterly margin of Hickory Springs Road; thence continuing along said margin of Hickory Springs Road, southeastwardly 190 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet, southeastwardly 39.27 feet to a point in the northerly margin of East Hickory Springs Court; thence eastwardly 185 feet to the point of beginning

Being the same property conveyed to C M Hunt, Jr and wife Olive C Hunt by Warranty Deed from Haury & Smith Contractors, Inc of record in Book 4609, page 918, Register's Office for Davidson County, Tennessee, dated June 12, 1972 and recorded on June 13, 1972.

The said C M Hunt, Jr a/k/a Clarence Martin Hunt, Jr. having died on or about October 5, 2003, vesting Olive C Hunt as surviving tenant

The said Olive C. Hunt a/k/a Olive Connor Hunt having died on or about March 19, 2021, with the Estate of Olive Connor Hunt being administered under Docket No 21P938, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. By Letters Testamentary issued by the said Court, dated June 1, 2021, Cumberland Trust & Investment Company was appointed Executor of the said Estate.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is IMPROVED property known as **5634 Hickory Springs Rd, Brentwood, TN 37027-4005**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey said property, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title said land to the said Grantee, Grantee's heirs, 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 & Investment Company are made in as full and ample a manner as it can and should do as such Trustee but no further or otherwise, meaning that the extent of its liability islimited to the amount of the corpus of the estate of which it is the fudiciary and which it is conveyig the forgoing property.

IN WITNESS WHEREOF, the Grantor has caused this Special Executor's Deed to be executed this the 11th day of September, 2023.

**Cumberland Trust & Investment Company 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 or otherwise.**

Cumberland Trust & Investment Company, Executor of the Estate of Olive Connor Hunt

BY: Judy Johnson
Judy Johnson, Vice President and Trust Officer

State of Tennessee
County of DAVIDSON

Before me, the undersigned notary for the State and County aforesaid, personally appeared Judy 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 and Trust Officer of **Cumberland Trust & Investment Company**, the Executor of the Estate of Olive Connor Hunt, the within named bargainor, and that she as such Vice Presedent and Trust Officer executed the foregoing instrument for the purpose therein contained by personally signing the name of **Cumberland Trust & Investment Company**, the Executor of the Estate of Olive Connor Hunt, as Vice President and Trust Officer.

Witness my hand and official seal at office this 11 day of September, 2023.

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

D J Wooden
NOTARY PUBLIC
My Commission Expires: 5/9/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Judy Johnson, V.P.
Fr. Officer Cumberland Trust
Affiant

Subscribed and sworn to before me this 11 day of September, 2023

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

NOTARY PUBLIC
My Commission Expires: 5/9/26

# Exhibit "A"

1. Rights or claims of parties in possession not shown by the public records.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

3. Easements or claims of easements not shown by the Public Records.

4. Subject to all matters shown on the Plan of record in Book 4175, Page 110, Register's Office for Davidson County, Tennessee.

5. Restrictions of record in Book 4505, Page 501, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7825, Page 194, in the Register's Office for Davidson County, Tennessee.

7. Taxes for the year 2023, a lien not yet due or payable.