Prepared by:
Return To:
Chapman & Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 13
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231146364

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of December, 2023.

Notary Public
My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 08, 2025 — DAVIDSON COUNTY — STATE OF TENNESSEE NOTARY PUBLIC — SEZEN YILMAZ

Karen Johnson
Batch # 1080731
12/12/2023 09:56:20 AM
Fees: $13.00 Taxes: $740.00

Davidson County
DEEDWARRSP
2 pgs

20231212-0095629

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip M. Ratliff, Jr. 5025 Hillsboro Pike, Unit 15B Nashville TN 37215	New Owner	Tax Parcel ID No. 131-01-0D-110.00 CO

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, as Executor of the Estate of H. Larry Grissom** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip M. Ratliff, Jr.**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 110, also known as Apartment No. 15B , on the Plan of Georgetown Apartments Condominium Apartments, of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association , a horizontal property regime established by Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 and in Book 6079, page 516, Register's Office .

Being the same property conveyed to H. LARRY GRISSOM, by deed from KAY ORR, NOW KNOWN AS KAY HEPLER AND SPOUSE, BILL HEPLER, of record in Book 8730, page 937 , dated September 15, 1992 , said Register's Office.

H. LARRY GRISSOM conveyed his interest to H. LARRY GRISSOM AND JOSEPH J. GRISSOM, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS-IN-COMMON, of record in Book 9011, page 355, dated December 31, 1992, said Register's Office.

JOSEPH T. GRISSOM, AKA JOSEPH J. GRISSOM died September 8, 1997, leaving H. LARRY GRISSOM the surviving Joint Tenant.

H. LARRY GRISSOM died on or about April 26, 2023. His Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Case No. 23P1133. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executrix, CUMBERLAND TRUST AND INVESTMENT CO.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 131-01-0D-110.00 CO.

Matters shown on the Plan of record in Plat Book 5200, page 4, said Register's Office.

Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133, and in Book 6079, page 516, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, page 575, said Register's Office.

Easement(s) of record in Book 7873, page 859, said Register's Office.

This is improved property located at 5025 Hillsboro Pike, Unit 15B Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend title to said land to the said grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through and 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 manner 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 this 8th day of December, 2023.

Estate of H. Larry Grissom

By: Cumberland Trust and Investment Company, Executor

By: Avery Oaks, Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Avery Oaks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged himself to be the Trust Officer (or other officer authorized to execute the instrument) of Cumberland Trust and Investment Company, Executor of the Estate of H. Larry Grissom, the maker or the 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 8th day of December, 2023.

Notary Public

My Commission Expires: 