SPECIAL WARRANTY DEED

This Instrument Prepared By:
D. Dylan Potter
Hardeman, Montgomery & Potter
4301 Hillsboro Pike, Suite 300
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1080740 DEEDWARRSP
12/12/2023 10:07:30 AM 5 pgs
Fees: $28.00 Taxes: $5,550.00
20231212-0095639

Address New Owner	Send Tax Bills To:	Map/Parcel
Darstwood Homes, LLC 5401 & 5405 Franklin Pike Nashville, TN 37220	315 Wilhagon RD Nashville, TN 37217	160 06 0 010.00 & 160 06 0 036.00

STATE OF TENNESSEE)
COUNTY OF Williamson)

I, or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, for this transfer is $1,500,000.00.

Affiant

Sworn to and subscribed before me this 5 day of December, 2023.

Notary Public

My commission expires: 10-20-24

BROOKE BERGERON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LOLA R. ARTHUR FAMILY TRUST, DATED JUNE 5, 2014**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARSTWOOD HOMES,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: 5401 Franklin Pike 16006001000

Land in Davidson County, Tennessee, being Lot No. 197 on the Plan Of Oak Hill Estates, Section One, as Of record in Book 3700, pages 118 - 120, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the westerly margin of Franklin Road, U. S. Highway No. 31; thence north 87 degrees, 45 minutes west 344.10 to a point in the east line of Lot No. 198; thence With the line between Lots Nos. 198 and 197 northeastwardly 313.69 feet to a point in the southerly margin of Forest Hills Drive; thence With said margin of said Drive eastwardly 221.59 feet to a concrete monument at the beginning of a curve to the right having a radius of 50.0 feet thence around said curve southeastwardly 230.0 fee to the point Of beginning.

BEING the same property conveyed to William H. Arthur and Wife, Lola R. Arthur (a/k/a Lola K. Arthur) by deed dated May 2, 1967 from J. B. Downey, Trustee, and filed of record in Book 4127, page 807, of record in the Register's Office for Davidson County, Tennessee.

Tract 2: 5405 Franklin Pike 16006003600

Land in Davidson County, Tennessee, being Lot No. 196 on the Map showing the Addition to Section One, Oak Hill Estates, as of record in Book 4300, page 23, Register's Office for said County.

Said Lot No. 196 fronts 222.79 feet on the westerly side of U.S. Highway 31 (Franklin Road) and runs back between lines 446.02 feet on the southerly and 344.10 feet on the northerly side line to a line in the rear measuring 245 feet thereon.

BEING the same property conveyed to William H. Arthur, et ux, Lola R. Arthur, (a/k/a Lola K. Arthur) by deed dated February 8, 1978 from Albert M. Lucas, et ux, Nelda B. Lucas, and filed of record in Book 5250, page 848, in the Register's Office for Davidson County, Tennessee.

William H. Arthur died November 16, 2013, leaving Lola K. Arthur as the surviving tenant by the entirety, his estate being administered through Davidson County Probate Court, Docket No. 13P2013.

Lola R. Arthur died August 3, 2017, her estate being administered through Davidson County, Tennessee Probate Court Docket No. 17P-1417.

For both parcels:

Being the same property as conveyed to John F. Orman and Tenisha Clausi, by and on behalf of Cumberland Trust & Investment Company, Co-Trustees of the Lola R. Arthur Family Trust from John F. Orman and Jonathan Thomaston by and on behalf of Cumberlan Trust & Investment Company, Co-Personal Representative of the Estate of Lola R. Arthur by Special Quit Claim Deed, dated March 23, 2018, recorded April 4, 2018, at Instrument No. 20180404-0031461, in the Register's Office, Davidson County.

The said Lola Arthur having passed on August 3, 2017, testate, devising subject property to Betty Jean Arthur, John F. Orman and Cumberland Trust & Investment Company, as Co-Personal Representatives. See Probate Case 17P-1417, Davidson County, Tennessee.

The said John F. Orman resigned as co-trustee by letter on September 3, 2019 attached as Exhibit "A" leaving Cumberland Trust & Investment Company as Sole Trustee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5401 & 5405 Franklin Pike, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the Grantor, its successors, 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, and through, or 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 extend of the 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.

Grantor does covenant with the said Grantees 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 set forth, to wit:

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Oak Hill Estates, as recorded in Plat Book 3700, Page(s) 118-120 (AS to Tract One 160 06 0 010.00).Easement for Water Rights, recorded in Book 1970, Page 122.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Addition to Section One, Oak Hill Estates, as recorded in Plat Book 4300, Page(s) 23 (As to Tract Two 160 06 0 036.00).Easement for Highway, recorded in Book 3131, Page 573.
4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4122, Page 739 (AS to Tract One 160 06 0 010.00).
5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4384, Page 322 (As to Tract Two 160 06 0 036.00).

202312120095639

Cumberland Trust and Investment Company executes this instrument solely in its fiduciary capacity and not individually, and in the course of the administration of a decedent's trust, 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.

CUMBERLAND TRUST & INVESTMENT CO., TRUSTEE

BY: _____, AVP SAO
NATALICIA HOSSEINZADEH, AUTHORIZED SIGNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, NATALICIA HOSSEINZADEH with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Signer of **LOLA R. ARTHUR FAMILY TRUST, DATED JUNE 5, 2014**, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

WITNESS my hand and seal this 5th day of December, 2023.

_____
Notary Public

C. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

My Commission Expires:

True Copy Certification

I, Yvette Meldrum, 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. 5, 2023

12/5/23

Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of December, 2023

Notary's Signature

10·20·24

My Commission Expires:

BROOKE BERGERON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 10-20-2024