Karen Johnson
Batch # 1104998
02/27/2024 12:56:38 PM
Fees: $23.00 Taxes: $1,938.80
Davidson County
DEEDWARRSP
4 pgs
20240227-0013274

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Shannon Flowers	NEW OWNER	
4400 Belmont Park Terrace # 126		131-03-0B-126.00-CO
Nashville, TN 37215		

SPECIAL WARRANTY 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 and Investment Company, as Executor of the Estate of Bennie Kathryn Galbraith** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Shannon B. Flowers, single woman,** (the "Grantee"), Grantee's 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 Building Site No. 126 on the Plan of Section Two, Arden Place, of record in Plat Book 4675, Page 119, 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 B. Kathryn Galbraith by Warranty Deed from Benjamin H. Craighead of record in Instrument No. 20181129-0116589 Register's Office for Davidson County, Tennessee, dated November 14, 2018 and recorded on November 29, 2018.

The said B. Kathryn Galbraith a/k/a Bennie Kathryn Galbraith died, testate, on March 16, 2023. Pursuant to the Last Will and Testament of Bennie Kathryn Galbraith, all interest in the real property that they owned at the time of their death, including the property conveyed herein, was made a part of the Probate Estate and, as such, is subject to the control of Grantor, as Executor. The Last Will and Testament of Bennie Kathryn Galbraith was filed for probate in the Probate Court for the Seventh Circuit Court of Davidson County, Tennessee, in Docket No. 23P730.

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

This is (X) IMPROVED property known as **4400 Belmont Park Terrace # 126, Nashville, TN 37215**

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. Grantor does covenant with the said Grantee 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 encumbered, except as otherwise herein set forth, in Exhibit "A" attached hereto.

And Grantor covenants with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, 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 themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not 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.

Grantee understands that the Estate of Bennie Kathryn Galbraith has not yet received federal estate tax and Tennessee inheritance tax clearances and that there is a possibility of a lien encumbering the property until such clearances are received. Grantor has paid all such taxes believed to be due and/or has made adequate provision for payment of any additional such death taxes which may give rise to such a lien.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 26 day of February ,2024.

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 estate, and the representation and warranties herein made by it are limited to those representations and warranties it can and should make it its fiduciary capacity and not further nor otherwise.

Cumberland Trust & Investment Company, Executor

BY: Beth Lee Trust Officer

State of Tennessee
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared **Beth Lee,** 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 **Executor** of **The Estate of Bennie Kathryn Galbraith**, the within named bargainor, and that she, as such Executor, executed the foregoing instrument for the purposes therein containd by personally signing the name of **Beth Lee,** as Executor.

Witness my hand and official seal at office this 26 day of February , 2024.

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: Nov 8, 2027

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $524,000.00.

Tomeka L. Chorry
Affiant

Subscribed and sworn to before me this 26th day of February, 2024.

Tracey Perry
NOTARY PUBLIC
My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2024 and subsequent years, a lien not yet due and payable.

2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

3. Subject to all matters shown on the Plan of record in Plat Book 4675, Page 119, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4754, Page 455, supplemented in Book 4819, page 564; Book 4916, page 277; Book 5019, page 942; Book 5091, page 66; Book 5129, page 120; Book 5163, page 384; Book 5231, page 375; Book 5351, page 592 and Book 5514, page 636, Instrument No. 20070816-0098235, Instrument No 20140801-0069316 and Instrument No. 20171017-0106296, Instrument No. 20211229-0171164, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Restrictions of record in Book 4628, Page 473, 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. Charter of Arden Place Homeowners Association of record in Book 4749, Page 634, in the Register's Office for Davidson County, Tennessee.

7. Deed of conveyance of Common Areas of record in Book 4820, Page 77, in the Register's Office for Davidson County, Tennessee.

8. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

9. Subject to rights of others in and to the common areas and/or elements.