Karen Johnson Davidson County
Batch# 1117057 DEEDWARRSP
04/02/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20240402-0022529

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240246981**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $307,000.00. Affiant Subscribed and sworn to before me, this 1st day of April, 2024. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

SPECIAL WARRANTY DEED

Address New Owner: Samantha Travis 3000 Hillsboro Pike, Unit 120 Nashville TN 37215	Send Tax Bills To: 1036 Stearman Dr #6 White House, TN 37188	Tax Information: Tax Parcel ID No. 117-03-0A-120.00 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 & Investment Company, as Executor of the Estate of Howard Larry Grissom** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samantha Travis, a single woman**, ("Grantee"), her 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. 120 , on the Horizontal Property Regime for Versailles Apartments, as recorded in the Master Deed of record in Book 5168, page 944, amended in Book 7770, page 955 and in Book 8434, page 719 and as shown on plat of record in Plat Book 5050, page 80 as corrected in Book 5171, page 153, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Howard Larry Grissom and Howard Grissom and wife, Sara Grissom, by deed from John E. Carney Jr. and wife, Sue Ann Carney, of record in Book 6241, page 37 , dated February 29, 1984 , said Register's Office.

Howard Grissom having since died, leaving his interest to Sara Grissom as his surviving spouse. Sara Grissom conveyed her interest to Howard Larry Grissom by quitclaim deed of record in Book 11742, page 399, dated November 10, 1999, said Register's Office.

Howard Larry Grissom died testate on or about April 26, 2023. His Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Case No. 23P1133, directed the subject property be administered as part of his estate, subject to the control of his Executor, 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 2024 and subsequent years for Map-Par. 117-03-0A-120.00 CO.

Matters shown on the Plan of record in Plat Book 5050, page 80 and corrected in Book 5171, page 153, said Register's Office.

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, 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 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 1st day of April, 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/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 Company, as Executor of the Estate of Howard Larry Grissom

By: Avery Oaks, Trust Officer

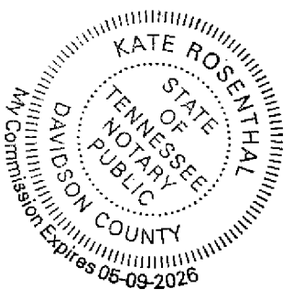
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 Howard 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 1st day of April, 2024.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, George Mudter, 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 4/1/24 (date of document).

Affiant Signature

4/1/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of April, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

