Prepared By:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
[illegible], TN 37215

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

CRT File No. 240246969

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2024.

Notary Public
My Commission Expires: [illegible]2025

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

Karen Johnson Davidson County
Batch # 1119556 DEEDWARRSP
04/05/2024 09:44:23 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20240405-0024175

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Elizabeth Deiniger 107 Middleton Circle Nashville TN 37215	New Owner	Tax Parcel ID No. 157-08-0A-043.00 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 Co., Executor of the Estate of Howard Larry Grissom** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Elizabeth Deiniger, unmarried**, ("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 Lot(s) 43, as shown on the map entitled 3rd Revision Middleton, a Residential Planned Unit Development, of record in Plat Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HOWARD GRISSOM, by deed from L. JOE EDMONDSON, SR. and wife, PRISCILLA Y. EDMONDSON, of record in Instrument No. 20000816-0081137 , dated August 7, 2000 , said Register's Office.

HOWARD GRISSOM conveyed his interest to HOWARD GRISSOM and wife, JENNIFER W. GRISSOM, by quitclaim deed of record as Instrument No. 20110308-0018346, dated February 9, 2011, said Register's Office.

JENNIFER W. GRISSOM died on or about November 10, 2015, leaving HOWARD GRISSOM as the surviving tenant by the entirety.

HOWARD GRISSOM AKA HOWARD LARRY GRISSOM died testate, on or about April 26, 2023. His Last Will and Testament was 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 Executor.

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. 157-08-0A-043.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6522, page 212, amended in Book 7119, page 345, and Book 9816, page 844, and Book 10714, page 744, said Register's Office.

Storm Water Detention Agreement of record in Book 6505, page 881, said Register's Office.

Matters shown on the Plan of record in Plat Book 6900, page 900, said Register's Office.

This is improved property located at 107 Middleton Circle 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, 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 28th day of March, 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 and Investment Co., Executor of the Estate of Howard Larry Grissom

By: Avery Oaks, Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Avery Oaks, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trust Officer of Cumberland Trust and Investment Co., the 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 28th day of March, 2024.

Notary Public

My Commission Expires: _____

