THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7052-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 900,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF April 2024 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1120205 DEEDWARR
04/08/2024 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20240408-0024787

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 25, 2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
The Cumberland Holdings Company	New Owner	
602 Southgate Avenue		105-11-0-011.00
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **The Beverly Wilson Revocable Living Trust u/a/d December 28, 2023**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The Cumberland Holdings Company, LLC, a Tennessee limited liability company**

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:

Being the West One-Half of Lot No. 14 on the Plan of John P. Williams Addition, of record in Book 161, Page 70, Register' s Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 50 feet on the northerly margin of Southgate Avenue and extends back between parallel lines 303 feet to an alley.

Being the same property conveyed to Beverly Wilson by Warranty Deed from Stephen F. Meade of record in Instrument No. 20060217-0019560 Register's Office for Davidson County, Tennessee, dated February 15, 2006 and recorded on February 17, 2006.

Being the same property conveyed to The Beverly Wilson Revocable Living Trust u/a/d December 28, 2023 by Quitclaim Deed from Beverly Wilson of record in Instrument No. 20240208-0008858 Register's Office for Davidson County, Tennessee, dated February 2, 2024 and recorded on February 8, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **602 Southgate Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 5 day of April, 2024.

The Beverly Wilson Revocable Living Trust u/a/d December 28, 2023

Beverly Wilson, Trustee, by Hillary Smith, as attorney in fact

Beverly Wilson, Trustee by Hillary Smith, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hillary Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Beverly Wilson, Trustee** as her Attorney in Fact, as the free act and deed of the within named **Beverly Wilson, Trustee**

Witness my hand and official seal this the 5th day of April, 2024.

My Commission expires 5-9-26

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 5, 24 (date of document).

Jennifer L. Pennell

April 8, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 26, 2026