20241349R	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $$984,999.00. Affiant Subscribed and sworn to before me, this the 20th day of September, 2024. Notary Public My commission expires: 1/14/26

Karen Johnson Davidson County
Batch# 1184794 DEEDWARRSP
09/23/2024 11:56:30 AM 5 pgs
Fees: $28.00 Taxes: $3,644.50
20240923-0073573

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

SYDNEY LASCH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Suman Ranjan Das and Smruti Bijita Mohanty	**New Owner**	**131-06-0C-047.00-CO**
30 Compton Trace		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cumberland Trust & Investment Company, as Trustee of the Hawkins Family Trust

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Suman Ranjan Das and Smruti Bijita Mohanty, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Trace Burton Hills Estates, Tract 9, A Portion of Zone Lot II of record in Plat Book 6250, Page 596 and revised in Book 6250, Page 649, 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 Rowland S. Hawkins, unmarried by Warranty Deed from Henry M. Williams, III and wife, Nancy H. Williams of record in Book 10689, page 115, Register's Office for Davidson County, Tennessee, dated November 17, 1997 and recorded on November 19, 1997.

Being the same property conveyed to Cumberland Trust & Investment Company, as Trustee of the Rowland S. Hawkins Revocable Trust, its successors and assigns by Executor's Quitclaim Deed from Cumberland Trust & Investment Company, as executor of the Estate of Rowland S. Hawkins of record in Instrument No. 20190516-0046311 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 16, 2019.

Rowland S. Hawkins died on or about March 14, 2019.

Being the same property conveyed to Cumberland Trust & Investment Company, as Trustee of the Hawkins Family Trust by Quitclaim Deed from Cumberland Trust & Investment Company, as Trustee of the Rowland S. Hawkins Revocable Trust of record in Instrument No. 20210510-0062688 Register's Office for Davidson County, Tennessee, dated April 13, 2021 and recorded on May 10, 2021.

This conveyance is subject to:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.

3. Rights or claims of parties in possession not shown by the public records.

4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

5. Taxes or special assessments which are not shown as existing liens by the public records.

6. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

7. Easements or claims of easements not shown by the Public Records.

8. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

9. Taxes for the year 2024, a lien not yet due and payable.

10. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 596 and revised in Book 6250, Page 649, Register's Office for Davidson County, Tennessee.

11. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6517, Page 522, as amended in Book 6644, Page 23, Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6911, Page 120, Book 6917, Page 730, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188, Book 9882, Page 733 and Instrument No. 20040712-0082567, 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.

12. Restrictions of record in Book 6326, Page 588, 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.

13. Open Space agreement of record in Book 6917, Page 706, in the Register's Office for Davidson County, Tennessee.

14. Charter of record in Book 6517, Page 505, Book 6517, Page 511, Book 6665, Page 1, Book 6921, Page 210, Book 6921, Page 214 and Book 6921, Page 216, in the Register's Office for Davidson County, Tennessee.

15. Sanitary Sewer and/or Storm Drainage Easement of record in Book 4298, Page 491, in the Register's Office for Davidson County, Tennessee.

16. Agreement of record in Book 6470, Page 383 and Book 6655, page 47, in the Register's Office for Davidson County, Tennessee.

17. Grant of Easement of record in Book 8587, Page 256, in the Register's Office for Davidson County, Tennessee.

18. Easement of record in Book 2854, Page 108, in the Register's Office for Davidson County, Tennessee.

19. Deeds of Conveyance for water, sewer lines of record in Book 7275, Page 826 and Book 7240, Pages 543, 555 and 615, in the Register's Office for Davidson County, Tennessee.

20. Notice of Easement of record in Book 10302, Page 662, in the Register's Office for Davidson County, Tennessee.

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

This conveyance is further subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and

zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee(s).

This is improved (_X_) unimproved (____) property known as 30 Compton Trace, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR but no further or otherwise. 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 MY/OUR HANDS EFFECTIVE AS OF 20th day of September, 2024:

Cumberland Trust & Investment Company, as Trustees of the Hawkins Family Trust
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, Executor/Trustee

By: _____, AVP STO
Natalicia Hosseinzadeh, Assistant Vice President & Special Assets Officer,
Special Assets Administration

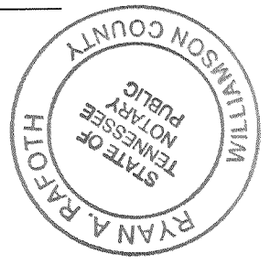
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Natalicia Hosseinzadeh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Assistant Vice President & Special Assets Officer, Special Assets Administration of Cumberland Trust & Investment Company, Trustee of the Hawkins Family Trust, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said Grantor.

Witness my hand, at office, this the 20th day of September, 2024.

My Commission Expires: 5/13/28 _____
Notary Public



Certificate of Authenticity

I, Jennifer G. Lloyd, 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 September 20, 2024.

Date

Affiant Signature

9/20/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of September, 2024.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY