Karen Johnson Davidson County
Batch# 1185156 DEEDWARRSP
09/23/2024 03:11:30 PM 4 pgs
Fees: $23.00 Taxes: $3,529.80
20240923-0073771

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Cumberland Trust and Investment Company, Trustee 40 Burton Hills Boulevard Suite 300 Nashville, TN 37215	Same	131-06-0B-006-00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, BARBARA ANN FRITCH and HERBERT ALLEN FRITCH (collectively, the "Grantor"), have bargained and sold, and hereby transfer and convey, to CUMBERLAND TRUST AND INVESTMENT COMPANY, TRUSTEE OF THE SARA JANE WHITWORTH TRUST U/A/D 09/12/08, its successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party the "Grantee"), all our interest in certain real property in Davidson County described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Burton Hills Village, Foxview – Tract 5, a portion of Zone Lot II, of record in Book 6250, page 564, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by deed of record as Instrument #20220602-0063587, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to taxes for the year 2024 and thereafter and any and all easements, restrictions and plats of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above, but not further or otherwise.

This is property known as 20 Belcaro Circle, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 19 day of September, 2024.

CAROLINE ELIZABETH RUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BARBARA ANN FRITCH

HERBERT ALLEN FRITCH

STATE OF Tennessee)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public, Barbara Ann Fritch and Herbert Allen Fritch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19 day of Sept, 2024.

Caroline Elizabeth Rush
Notary Public

My Commission Expires:

11/06/2024

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $954,000.00

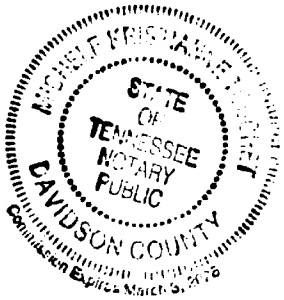
James C. Beasley, Agent
Affiant

Sworn to and subscribed before me this 23 day of September 2024.

Notary Public

My Commission Expires:

3·3·2026



Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Sep 19, 2024 (date of document).

Affiant Signature

09/23/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of September, 2024.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

