Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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

CRT File No. 250149640

Karen Johnson Davidson County
Batch # 1226579 DEEDWARRSP
01/15/2025 10:48:42 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20250115-0003202

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $925,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of January, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2026

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Carey Moore 2020 IDGT Trust 146 Brighton Close Nashville TN 37205	New Owner	Tax Parcel ID No. 104 13 0F 146.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cumberland Trust and Investment Company, Executor of The Estate of Owen G. Shell, Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Carey Moore 2020 IDGT Trust, dated December 3, 2020** ("Grantees"), its 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 No. 146 on the Plan of UNIT 146 BRIGHTON CLOSE, PHASE II A PLANNED UNIT DEVELOPMENT A HORIZONTAL PROPERTY REGIME of record in Plat Book 7900, Page 603 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 Owen G. Shell, Jr. unmarried, by Warranty Deed from Ann S. Lauterbach, Trustee of the Ann S. Lauterbach Trust Number One, of record in Instrument No. 20160718-0073701, in the Register's Office of Davidson County, Tennessee, dated June 28, 2016 and recorded on July 18, 2016.

Owen G. Shell died testate, on or about December 2, 2023. His Last Will and Testament, being filed in the Circuit Court for Davidson County, Tennessee, Probate Division under Case No. 24P58, directed the subject property is to be administered as part of his estate, under the control of the Executor, Cumberland Trust and Investment Company.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNIT 146 BRIGHTON CLOSE, PHASE II A PLANNED UNIT DEVELOPMENT A HORIZONTAL PROPERTY REGIME, as recorded in Plat Book 7900, Page(s) 603 , amending the Plat Book 7900, Page 136.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THIRD REVISION OF THE BRIGHTON CLOSE BOUNDARY, as recorded in Plat Book 6900, Page 716.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7522, Page 108, Book 7557, Page 621, Book 7670, Page 280, Book 7803, Page 458, Book 7807, Page 500, Book 8273, Page 884, Book 8561, Page 812, Book 8561, Page 839, Book 8561, Page 844, Book 8698, Page 557, Book 9372, Page 356, Attorney's Certificate recorded in Book 9724, Page 13; and further amendment in Instrument Nos. 200010030098148, 20141202-0110443 and 20150430-0039030, and 20240122-0003531.

Charter for Brighton Close Condominiums Homeowner's Association, recorded in Book 7522, Page 131, amended in Book 7522, Page 134 in the Register's Office of Davidson County.

Charter for Brighton Close, Phase II, a Planned Unit Development Homeowner's Association, recorded in Book 8273, Page 908 in the Register's Office of Davidson County.

Charter for Brighton Close Condominiums Homeowner's Association, recorded in Book 8446, Page 679, in the Register's Office of Davidson County.

Common and Openspace recorded in Book 8698, Page 549, in the Register's Office of Davidson County.

This is improved property located at 146 Brighton Close Nashville TN 37205

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 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 10th day of January, 2025.

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.

The Estate of Owen G. Shell, Jr.

By: Cumberland Trust and Investment Company, Executor

By: Beth Lee, Officer
Beth Lee, Trust Officer

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Beth Lee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trust Officer of Cumberland Trust and Investment Company, which is the Executor of the Estate of Owen G. Shell, Jr. the within named bargainor, and that she as such authorized Trust Officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 10th day of January, 2025.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026