Successor Trustee Quitclaim Deed
Davidson County
Lot 198

Prepared by and Return to:
Tommy C. Estes
MANIER & HEROD, a Tennessee, Professional Corporation
1201 Demonbreun Street, Suite 900
Nashville, Tennessee 37203
(615) 742-9315

Karen Johnson Davidson County
Batch # 1248093 DEEDQC
03/19/2025 12:30:05 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250319-0019773

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PAR. NO.
Lola R. Arthur Family Trust **Frank Ross Brazil, Trustee** **760 East Argyle Ave.** **Nashville, TN 37203**	**SAME**	**160 06 0 011.00**

The Last Will and Testament of Lola R. Arthur was admitted to probate on August 31, 2017, in the Seventh Circuit Court, Probate Division, for Davidson County, Tennessee and assigned the case number 17P-1417. The said Last Will and Testament of Lola R Aruthur created the Lola R. Arthur Family Trust and initially named John F. Orman and Cumberland Trust (previously known as Cumberland Trust & Investment Company) as the Co-Trustee of that trust. As permitted by Tennessee law and the terms of Lola R. Arthur Family Trust, John F. Orman resigned as a Co-Trustee of the Lola R. Arthur Family Trust effective as of October 7, 2019. Thereafter, Cumberland Trust has continued to serve as the Trustee of the said Trust and it is currently the only remaining Trustee of the said Trust.

FOR AND IN CONSIDERATION of One Dollar ($1), the receipt of which is hereby acknowledged, CUMBERLAND TRUST, as the sole remaining Trustee of the Lola R. Arthur Family Trust (hereinafter referred to as "Grantor"), by these presents, does hereby quitclaim and convey unto FRANK ROSS BRAZIL as Successor Trustee of the Lola R. Arthur Family Trust (hereinafter referred to as "Grantee"), his successors and assigns, with full power to mortgage, sell, encumber, restrict and convey all of its right, title and interest in and to the following described property located in Davidson County, Tennessee:

Tract Three (Vacant Lot 198)
Parcel ID: 160 06 0 011.00

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Oak Hill Estates, Section I, as of record In Book 3700, pages 118, 119 and 120, Register's Office for said County,

Said lot fronts 135 feet on the south side of Forest Hills Drive, as measured around a slight curve, and runs back 512 feet on the westerly line and 558. 69 feet on the easterly line, which is a broken line, to a dead line and measures 176.24 feet.

BEING part of the property conveyed to JOHN F. ORMAN and TENISHA CLAUSI, by and on behalf of CUMBERLAND TRUST & INVESTMENT COMPANY, Co-Trustees of the Lola R. Arthur Family Trust by Co-Personal Representatives Special Quitclaim Deed from Estate to Family Trust dated March 23, 2018 from JOHN F. ORMAN and JONATHAN THOMASTON, by and on behalf of CUMBERLAND TRUST & INVESTMENT COMPANY, as Co-Personal Representatives of the Estate of Lola R. Arthur, of record as Instrument No. 20180404-0031461, in Register's Office for Davidson County, Tennessee.

This, conveyance is subject to restrictions and easements as of record in Book 4122, page 739 in Book 3700, pages 118, 119, 120 in Register's Office for Davidson County, Tennessee.

This is unimproved property known as 805 Forest Hills Drive, Nashville, Tennessee 37220.

The legal description stated above has been taken from the prior Co-Personal Representative's Special Quitclaim Deed conveying the interest in said property to Grantor. This transfer is by quitclaim and Grantor makes no warranties about the title.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

LOLA R. ARTHUR FAMILY TRUST, GRANTOR:

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 Company, Executor/Trustee

Date: 3/4/2025 **By:** TClausi, VP/TO
TENISHA CLAUSI, Trust Officer

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for said County and State, TENISHA CLAUSI, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person herein described, and who upon oath, acknowledged herself to be a Vice President/Trust Officer of CUMBERLAND TRUST, the within named bargainor, and that she as Vice-President/Trust Officer acknowledged that she executed the within instrument for the purposes therein contained, for and on behalf of the Bank.

WITNESS MY HAND and seal at office in Nashville, Tennessee, this 4th day of March, 2025.

Lindsay Akemi Phillips
Notary Public
My Commission Expires: 11/2/2026

LINDSAY AKEMI PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

THE ACTUAL CONSIDERATION OR VALUE FOR THIS TRANSFER IS $1.00. THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION 67-4-409(a)(4) OF THE TENNESSEE CODE ANNOTATED.

LOLA R. ARTHUR
FAMILY TRUST - GRANTEE

FRANK ROSS BRAZIL, Trustee

Sworn and subscribed to before me this 11 day of March, 2025.

SARAH MANSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 7/12/2026