20251123R	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,030,000.00. Affiant Subscribed and sworn to before me, this the 15th day of April, 2025. Notary Public My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER

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

Karen Johnson Davidson County
Batch# 1260841 DEEDWARR
04/17/2025 12:34:30 PM 4 pgs
Fees: $23.00 Taxes: $3,811.00
20250417-0029479

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Scott F. Siman and Teresa B. Siman as Trustees of the Casa Community Property Trust Dated 11/10/2017		**104-14-0H-052.00-CO**

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 Successor Trustee of the Carol B. Henderson Revocable Living Trust Agreement dated January 6, 2012

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

Scott F. Siman and Teresa B. Siman as Trustees of the Casa Community Property Trust Dated 11/10/2017

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

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Revised Final Plat of Whitworth, Phase 3, Section 2 of record in Plat Book 7900, Page 869, 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 Carol B. Henderson, an unmarried person by Warranty Deed from Carolyn A. Carroll and husband, Craig M. Waller of record in Book 11695, page 118, Register's Office for Davidson County, Tennessee, dated October 01, 1999 and recorded on October 07, 1999.

Being the same property conveyed to Carol B. Henderson, Trustee, Carol B. Henderson Revocable Living Trust Agreement dated January 6, 2012 by Quitclaim Deed from Carol B. Henderson, an unmarried person of record in Instrument No. 20120217-0014102 Register's Office for Davidson County, Tennessee, dated February 09, 2012 and recorded on February 17, 2012.

This conveyance is subject to:

1. Subject to all matters shown on the Plan of record in Plat Book 7900, Page 969 and Surveyors Certificate of Correction Book 10270, Page 34, Register's Office for Davidson County, Tennessee.

2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 8026, page 305,

amended in Book 8282, page 45, Book 8830, page 249, Book 9144, page 153, Book 9567, pages 185, 216, 259 and 301, Book 9778, page 27, and in Instrument Number 20100615-0046543, and Instrument No. 20170720-0073719 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

3. By-Laws of record in Book 8026, page 335, as amended in Instrument Number 20020812-0097386 and Instrument Number 20100615-0046543 and Book 9567, page 294, as amended in Instrument Number 20020723-0088620, Instrument Number 20070719-0086016, and Instrument Number 20191003-0101242, Register's Office for Davidson County, Tennessee.

4. Dedication of common area of record in Book 9778, page 27, Register's Office for Davidson County, Tennessee.

5. Charter of record in Book 8090, page 691, amended in Book 8283, page 523 and Book 10428, Page 795, Register's Office for Davidson County, Tennessee.

6. Easement for water mains and appurtenances of record in Book 7868, page 959, Register's Office for Davidson County, Tennessee.

7. Deed of Easement of record in Book 9567, page 691, Register's Office for Davidson County, Tennessee.

8. Designation and Agreement of Declarant of record in Book 9582, page 868, Register's Office for Davidson County, Tennessee.

9. Easement for Sewer of record in Book 3467, page 204, Register's Office for Davidson County, Tennessee.

10. Easement Agreement for drainage of record in Book 9778, page 16, Register's Office for Davidson County, Tennessee.

11. Deeds of Conveyance of sanitary sewers and water mains of record in Book 10461, page 775 , 779 and 784, Register's Office for Davidson County, Tennessee.

12. PUD Boundary Plat of record in Book 6900, pages 840 and 841, Register's Office for Davidson County, Tennessee.

13. 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 417 Prestwick Court, Nashville, TN 37205.

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 15th day of April, 2025:

Cumberland Trust & Investment Company as Successor Trustee of the Carol B. Henderson Revocable Living Trust Agreement dated January 6, 2012
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.

By: _____
Robert Ottinger, Special Assets Officer, Special Assets Administration

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

TRUST ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Robert Ottinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself to be Special Assets Officer, Special Assets Administration of Cumberland Trust & Investment Company, Successor trustee of the Carol B. Henderson Revocable Living Trust Agreement dated January 6, 2012, 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 15th day of April, 2025.

My Commission Expires: 5/13/28

_____
Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Barbara McGinty, 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 15, 2025 (date of document).

Affiant Signature

Date April 17, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER