Karen Johnson Davidson County
Batch# 1265630 DEEDWARR
04/29/2025 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,478.00
20250429-0032887

20251094R

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $940,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of April, 2025.

Notary Public

My commission expires: 11/2/2026

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

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Information for Reference Purposes: |
|---|---|---|
| **Iain Clifford Warburton Briggs and Sara Tyson Briggs** | NEW OWNER | **117-09-0C-046.00-CO** |
| **228 Burlington Place** | | |
| **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,

**William Petrie and Cumberland Trust & Investment Co., Co-Executors of the Estate of Joyce Vise**

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

**Iain Clifford Warburton Briggs and Sara Tyson Briggs, 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:

Land in Davidson County, Tennessee, being Lot No. 46 on the plan of Burlington, of record in Book 5200, page 403, 404, 405 and 406, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

Said Lot No. 46 fronts 67.42 feet on the Southerly margin of Burlington Place and extends back 99.06 feet on the Easterly line ad 98.72 feet on the Westerly line to a dead line in the rear, measuring 64.00 feet thereon.

Being the same property conveyed to Joyce Vise, unmarried by Warranty Deed from Amy M. Joyner and spouse, William O. Joyner of record in Book 10006, page 451, Register's Office for Davidson County, Tennessee, dated April 04, 1996 and recorded on April 08, 1996.

Said Joyce Vise having deceased on or about April 05, 2024, and Last Will and Testament dated July 8, 2022, is being probated as case No. 24P-937 in the Seventh Circuit Court/Probate Division for Davidson County, Tennessee. Pursuant to said will and final order from the court, the Co-Executors are empowered to sell and convey real property.

This conveyance is 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.

This is improved (__X__) unimproved (____) property known as 228 Burlington Place, Nashville, TN 37215.

[signatures appear on the following page]

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 whomsoever. 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 4th day of April, 2025:

William Petrie, Co-Executor

Cumberland Trust & Investement Company, Co-Executor
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: _____
Rachel Fuqua Klages, VP & Director, Estate Administration

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**STATE OF TENNESSEE** )
) **ESTATE**
**COUNTY OF WILLIAMSON** ) **ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, William Petrie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Co-Executor of the Estate of Joyce Wise, 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 3rd day of April, 2025.

My Commission Expires: 1-24-28

Notary Public

AVERY OAKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

**STATE OF TENNESSEE** )
) **ESTATE**
**COUNTY OF WILLIAMSON** ) **ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Rachel Fuqua Klages, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be VP & Director, Estate Administration for Cumberland Trust and Investment Co., the Co-Executor of the Estate of Joyce Wise, 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 3rd day of April, 2025.

My Commission Expires: 1-24-28

Notary Public

AVERY OAKS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Margaret Philpott 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 ~~the~~ _____ (date of document).

Affiant Signature

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this day of _____, _____.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

