Karen Johnson Davidson County
Batch# 1318876 DEEDWARRSP
09/05/2025 09:32:30 AM 4 pgs
Fees: $23.00 Taxes: $2,719.50
20250905-0070969

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751596**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Affiant Subscribed and sworn to before me, this 4th day of September, 2025. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alicia E. Harnois and Timothy J. Harnois 624 Estes Road Nashville TN 37215	Republic Bank 601 W Market St Louisville, KY 40202	Tax Parcel ID No. 116 04 0B 007.00

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, a Tennessee corporation, as Executor of the Estate of Stephen Robinson Wherry, Docket No. 25P555 in the Circuit Court for Davidson County, Tennessee; AND

Cumberland Trust and Investment Company, a Tennessee corporation, as Trustee of the Residuary Trust created by the Last Will and Testament of Stephen Robinson Wherry, of record in Docket No. 25P555 in the Circuit Court for Davidson County, Tennessee, as Devisee under said Last Will and Testament of Stephen Robinson Wherry

(collectively, "Grantors")

have this day bargained and sold, and do hereby transfer and convey to

Alicia E. Harnois and Timothy J. Harnois, wife and husband (collectively, "Grantees"),

their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit A-2 of ESTES SQUARE CONDOMINIUM, created under Section 64-2701, et seq., Tennessee Code Annotated, and as established by a Master Deed of record in Book 6623, Page 559, and Amendment to the Master Deed of record in Book 6814, Page 224; Book 6991, Page 141; Book 7420, Page 430 and Instrument No. 20111227-0101009, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit. reference is hereby made to the Site Plan of ESTES SQUARE CONDOMINIUM, as set forth in Exhibit "B" Amendment to Master Deed of record in Book 6814, Page 224; Book 6991, Page 141; Book 7420, Page 430 and Instrument No. 20111227-0101009, Register's Office for said County.

Being the same property conveyed to Steve R. Wherry by Warranty Deed from Thomas E. Baldridge and wife Martha M. Baldridge, of record in Book 6839, Page 859, in the Register's

Office of Davidson County, Tennessee, dated April 23, 1986, and recorded on April 28, 1986. The said Steve R. Wherry died on February 09, 2025. See Probate Case 25P555, Davidson County, Seventh Circuit Court. Letters testamentary were issued to Cumberland Trust and Investment Company, a Tennessee corporation. Steve R. Wherry, Stephen R. Wherry, and Stephen Robinson Wherry being one and the same person.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns, forever. Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said property in fee simple, and Grantors have a good right to convey said property, and the same is unencumbered, except as otherwise set forth hereinbelow:

1. 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.

2. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable, which have been prorated and assumed by Grantees.

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

4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ESTES SQUARE, as recorded in Plat Book 5250, Page 313.

5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Estes Square Condominium of record in Book 6623, Page 559, as amended in Book 6814, Page 224 and Instrument No. 20111227-0101009; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

6. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6623, Page 555.

7. Agreement as set forth in instrument recorded in Book 7578, Page 715.

8. Charter for Estes Square Home Owners Association recorded as Book 8213, Page 975.

9. By Laws for Estes Square Home Owners Association recorded as Book 6991, Page 141 and Book 7420, Page 430.

10. Road Maintenance Declaration recorded as Book 6395, Page 76 and Book 6483, Page 951.

This is improved property located at 624 Estes Road, Nashville TN 37215.

And Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever claiming by, through, or under Grantors, 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 such Executor and Trustee, but no further or 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. 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, as Trustee of the Residuary Trust created under the Last Will and Testament of Stephen Robinson Wherry of record in Docket No. 25P555 in the Circuit Court for Davidson County, Tennessee, joins herein for the purpose of conveying that the foregoing property passed under TCA 31-2-103 to the Residuary Trust created under said Will.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally blank. Signature page follows.]

IN WITNESS WHEREOF, Grantors have executed this instrument, the corporate parties by their duly authorized agents, on this 4th day of September, 2025.

GRANTORS:

Cumberland Trust and Investment Company
a Tennessee corporation, as Executor of the
Estate of Stephen Robinson Wherry

By: Beth Lee, Trust Officer
Beth Lee
Trust Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Beth Lee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trust Officer of Cumberland Trust and Investment Company, a Tennessee corporation, Executor of the Estate of Stephen Robinson Wherry, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4 day of September, 2025.

Notary Public
My Commission Expires: 5/9/2026

DONNA J. WOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Cumberland Trust and Investment Company
a Tennessee corporation, as Trustee of the Residuary Trust
created by the Last Will and Testament of Stephen Robinson Wherry

By: , AVP SAO
Natalicia M. Hosseinzadeh
AVP & Special Assets Officer
Special Assets Administration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Natalicia M. Hosseinzadeh, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the AVP & Special Assets Officer, Special Assets Administration, of Cumberland Trust and Investment Company, a Tennessee corporation, the Trustee of the Residuary Trust created by the Last Will and Testament of Stephen Robinson Wherry, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4 day of September, 2025.

Notary Public
My Commission Expires: 5/9/2026

DONNA J. WOODEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/4/25 (date of document).

Affiant Signature

9/5/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

