This Instrument prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203

Karen Johnson
Batch # 1364132
12/31/2025 11:31:39 AM
Fees: $23.00 Taxes: $3,015.50
Davidson County
DEEDWARRSP
4 pgs
20251231-0104466

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Susan Atkinson Gregory	NEW OWNER	
110 River Hollow Ct		116-16-0A-016.00-CO
Duluth, GA 30097		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Cumberland Trust & Investment Company, Trustee of the W. Allen Cargile Family Trust** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said **Susan Atkinson Gregory, unmarried,** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of TENNESSEE, described as follows:

A condominium Apartment in Davidson County, Tennessee being unit No. 8B located on Lot 8 of The Garden, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 5200, page 224, and further set out in Exhibit "B" of the Amendment to the Master Deed in Book 5810, page 174, Register's Office for said county, to which source reference is hereby made for more complete details of description.

Being the same property conveyed to Phyllis Cargile by Warranty Deed from Carolyn C. Roberts, unmarried of record in Instrument No. 20131204-0123649 Register's Office for Davidson County, Tennessee, dated December 02, 2013 and recorded on December 04, 2013.

Being the same property conveyed to the Estate of William Allen Cargile by Quitclaim Deed from Phyllis Cargile, unmarried of record in Instrument No. 20131231-0131287 Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on December 31, 2013.

Being a portion of the same property conveyed to W. Allen Cargile Family Trust by Quitclaim Deed from Phyllis G. Cargile, Executrix of the Estate of William Allen Cargile of record in Instrument No. 20150220-0014770 Register's Office for Davidson County, Tennessee, dated February 19, 2015 and recorded on February 20, 2015.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **3710 Hobbs Road, Nashville, TN 37215**

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, and Grantee's successors and assigns forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is free from all encumbrances made or suffered by Grantors except to the extent otherwise set forth herein.

And Grantors do further covenant and bind themselves, and their successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this the 29 day of December, 2025.

Cumberland Trust & 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 W. Allen Cargile Family Trust
BY: Cumberland Trust & Investment Company, Executor/Trustee
Its: Trustee

BY: _____
Robert Ottinger
Its: Authorized Signor

State of Tennessee
County of Davidson

Before me, the undersigned notary for the State and County aforesaid, personally appeared Robert Ottinger with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Signor of **Cumberland Trust & Investment Company, Trustee of the W. Allen Cargile Family Trust**, the within named bargainor, and that he as such Authorized Signor executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 29 day of December, 2025.

Stephen Granberg
NOTARY PUBLIC
My Commission Expires: 5/8/2028

STEPHEN GRANBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $815,000.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me this 30th day of December, 2025.

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tracey Perry
NOTARY PUBLIC
My Commission Expires: 11-5-29

Exhibit "A"

1. All taxes and assessments required to be paid in the year 2025 and subsequent years, a lien not yet due and payable.

   If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

2. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 224, Register's Office for Davidson County, Tennessee.
3. Subject to rights of others in and to the common areas and/or elements.
4. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Garden Condominium of record in Book 5537, Page 793 and Book 5714, Page 761 and amended in Book 5810, Page 174 and in Instrument No. 20230707-0052176 , Register's Office for Davidson County, Tennessee.
5. By-Laws for The Garden Condominium of record in Book 5714, Page 761, in the Register's Office for Davidson County, Tennessee
6. Charter for The Garden Condominium of record in Book 5815, Page 975, in the Register's Office for Davidson County, Tennessee.