Karen Johnson Davidson County
Batch# 1403494 DEEDWARRSP
04/08/2026 02:47:30 PM 4 pgs
Fees: $23.00 Taxes: $939.80
20260408-0028547

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TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $254,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of April, 2026.

Notary Public

My commission expires: 5-9-26

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

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Love & Legacy Group LLC	**New owners**	**096-10-0-240.00**
713 Braidwood Drive		
Nashville, TN 37214		

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 Trustee of The William S. Coles and Faye D. Coles Revocable Living Trust dated May 30, 2022 as amended on December 22, 2023, as further amended on June 25, 2024

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

Love & Legacy Group LLC, a Tennessee limited liability company

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. 322 on the Plan of Cloverhill, Section No. V, of record in Plat Book 2133, Page 88, 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 Faye Coles, married by Warranty Deed from Dorris Gerald Basham and wife, Camilla Basham of record in Instrument No. 20151117-0116681 Register's Office for Davidson County, Tennessee, dated November 13, 2015 and recorded on November 17, 2015.

Being the same property conveyed to William S. Coles and Faye D. Coles Co- Trustees of The William S. Coles and Faye D. Coles Revocable Living Trust, a Trust created on May 30, 2022 by Quitclaim Deed from Faye Coles, married of record in Instrument No. 20220622-0071133 Register's Office for Davidson County, Tennessee, dated May 30, 2022 and recorded on June 22, 2022.

Cumberland Trust & Investment Company is the sole trustee. See Certification of Trust dated _____ of record in Instrument Number 202604080028546

This conveyance is subject to:

1. Subject to all matters shown on the Plan of record in Plat Book 2133, Page 88, Register's Office for Davidson County, Tennessee.

2. Restrictions of record in Book 2273, Page 88, and Book 2145, Page 262, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the 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. Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 6172, Page 109, in the Register's Office for Davidson County, Tennessee.

4. Water Main Easement of record in Book 2290, Page 538, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 713 Braidwood Drive, Nashville, TN 37214.

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; 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 nor 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. 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 3rd day of April, 2026:

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, as Trustee of The William S. Coles and Faye D. Coles Revocable Living Trust

By: _____, AVP SAO
Natalicia Hosseinzadeh, Assistant Vice President & Special Assets Officer, Special Assets Administration

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STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ENTITY GRANTOR ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Natalicia Hosseinzadeh, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Trust Officer of Cumberland Trust & Investment Company, as Trustee of The William S. Coles and Faye D. Coles Revocable Living Trust, 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, 2026.

My Commission Expires: 5/13/28

_____
Notary Public



TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 3, 2026.

Affiant Signature

April 3, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of April, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 03/09/27