Karen Johnson Davidson County
Batch# 1432546 DEEDWARR
06/10/2026 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $6,771.00
20260610-0052815

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,830,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 5th day of June, 2026. Notary Public My Commission Expires: 12/19/28

APRIL SUMRALL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Douglas L. Adamson and Margaret F. Adamson 131 Prospect Hill Nashville, TN 37205	Bank of America, N.A. 900 W Trade Street 3rd Floor Charlotte, NC 28202	116080F13100CO

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, Executor of the Estate of Louise Bransford Frazer, deceased ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Douglas L. Adamson and Margaret F. Adamson, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property known as 131 Prospect Hill, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee and its successors, heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s), on this 5th day of June, 2026.

Cumberland Trust and Investment Company executed 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 or otherwise.

Cumberland Trust and Investment Company, Executor of the Estate of Louise Bransford Frazer, deceased

By: _____
Robert Ottinger, Special Assets 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 Robert Ottinger, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Special Assets Officer of Cumberland Trust and Investment Company, Executor of the Estate of Louise Bransford Frazer, deceased, 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 and official seal at office, this 5th day of June, 2026.

GEORGE E. MUDTER JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: 3/8/28

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of (Revised) Sugartree Phase 3 as of record in Plat Book 5050, page 67 thru 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93 and Book 5267, page 221, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to James S. Frazer, III and wife, Louise B. Frazer by Warranty Deed dated November 30, 2005 from June M. Ball, Trustee and Frank T. McCoy, III, Trustees of the Trust created under the will of Frank T. McCoy, Jr., Deceased recorded on 12/01/05 as Instrument Number 20051201-0144646, Register's Office for Davidson County, Tennessee. James S. Frazer, III, having since died on November 3, 2024 leaving Louise B. Frazer as surviving tenant by the entirety. Louise B. Frazer being one and the same as Louise Bransford Frazer having since died on August 21, 2025 leaving a Last Will and Testament filed for Probate in Case No. 25P2036 Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Louise Bransford Frazer directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Cumberland Trust & Investment Company.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 11758, page 466, and Instrument No. 20170522-0050870, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to Sugartree Homeowners Association of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Sugartree Homeowners Association of record in Book 5683, page 670, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 5050, pages 67 thru 71, Book 5162, page 632, Book 5169, page 426, Book 5191, page 468, Book 5222, page 412, Book 5238, page 93 and Book 5267, page 221, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 5. 2026

Affiant Signature

10th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

