# WARRANTY DEED

Karen Johnson Davidson County
Batch# 723947 **DEEDWARR**
09/27/2021 09:05:41 AM 3 pgs
Fees: $18.00 Taxes: $1,544.75

20210927-0129064

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Rosemary Cunningham | New Owner | 156/037.00 |
| (NAME) | (NAME) | |
| 6529 Radcliff Dr. | | 156/034.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, , **Robert A. Bolden and Janette C. Bolden,** Husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosemary Cunningham, married** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**First Tract:**

Land in the Second Civil District of Davidson County, Tennessee, located 900 feet, more or less, south of Highway 100, lying on the east side of Temple road, described according to a survey of Barge, Waggoner, Sumner and Cannon dated December 3, 1985 as follows:

Beginning at a corner post in the easterly margin of Temple Road, said post being the northwest corner of Clifton J. Whitehead, Jr. of record in Book 4919, page 700, Register's Office for Davidson County, Tennessee, and the southwest corner of Robert E. Parks of record in Book 6656, page 537, said Register's Office; thence with said easterly margin of Temple Road, N 15 degrees 16' 26" E, 60.00 feet to a point; thence leaving margin, with a line severing the property of said Robert E. Parks, S 75 degrees 20' E, 326.40 feet to an old post at the northeast corner of said Clifton Whitehead; thence with Whitehead's north line, MN 85 degrees 44' W, 332.49 feet to the point of beginning, containing 9,791 square feet or 0.22 acres, more or less.

Being a portion of the property conveyed to Robert E. Parks and Billy Powell Cooper by Warranty Deed from John T. Marler, Jr. and wife, Margaret P. Marler, dated September 13, 1985, of record in Book 6656, page 537, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Clifton J. Whitehead, Jr. and wife, Laverne M. Whitehead by Quitclaim Deed from Robert E. Parks and Bill Powell Cooper, dated January 13, 1986, of record in Book 6761, page 397, Register's Office for Davidson County, Tennessee. Laverne M. Whitehead died; whereupon Clifton J. Whitehead, Jr. became the sole owner of said property as the surviving tenant by the entirety. Clifton J. Whitehead, Jr. died testate on April 5, 2014. And being the same property conveyed to Barbara A. Whitehead by Quitclaim Deed from Barbara A. Whitehead, as Administratrix CTA of the Estate of Clifton J. Whitehead, Jr., Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P-766, dated November 10, 2014, of record in Instrument No. 20141126-0109112, Register's Office

for Davidson County, Tennessee. Barbara A. Whitehead a/k/a Barbara Ann Whitehead died testate on January 5, 2018 (see Probate No 21P426 in the Seventh Circuit Court of the Twentieth Judicial District of Nashville and Davidson County, Tennessee). AND being the same property conveyed to Robert A. Bolden and Janette C. Bolden by Executor's Deed from Robert Bolden, Executor of the Estate of Barbara Ann Whitehead, dated July 8, 2021 of record in Instrument No. 20210715-0095094, Register's Office for Davidson County, Tennessee.

**Second Tract:**

Being in the 9th Civil District of Davidson County, Tennessee, bounded generally on the north by Marler, on the east by Algia Sawyer, on the south by Algia Sawyer, and on the west by Algia Sawyer and Trace Creek, beginning at a point in the center of Trace Creek where said creek crosses Marler's south boundary line; running thence with Marler's line in an eastwardly direction with Sawyer's line 162 feet to a point; thence in a westwardly direction and crossing Temple Road 576 feet to a point in Sawyer's line in the center of Trace Creek; thence with the center of Trace Creek 234 feet to the point of beginning, containing by estimation two acres, more or less, and being part of the 157 acre tract conveyed to Algia Sawyer by deed of J.M. Sawyer, Sr. of record in Deed Book 59, page 403, Register's Office for said County.

There is included but expressly excluded herefrom property conveyed to Bernie W. Terrell Enterprises Inc., a corporation, of record in Book 4570, page 937, described as follows:

Beginning in the West margin of Temple Road at Mrs. Hagars southeast corner; thence with West margin North 9 degrees 45' East 50 feet to an iron pin; thence, a new line South 87 degrees 30' West 188.5 feet to the center line of the creek; thence southerly 50 feet with said center line; thence North 87 degrees 30' East 38 feet to an iron pin and continuing with Mrs. Hagar's South fence line a total length of 189.6 feet to the beginning.

Being the same property conveyed to Clifton J. Whitehead, Jr. and wife, Laverne M. Whitehead, by Warranty Deed from Elaine Richardson, dated May 20, 1975, of record in Book 4914, page 700, Register's Office for Davidson County, Tennessee. Laverne M. Whitehead died; whereupon, Clifton J. Whitehead, Jr. became the sole owner of said property as the surviving tenant by the entirety. Clifton J. Whitehead, Jr. died testate on April 5, 2014 (see Probate No. 14P766, Probate Court for Davidson county, Tennessee) and devised said property to Barbara Ann Whitehead. Barbara A. Whitehead a/k/a Barbara Ann Whitehead died testate on January 5, 2018 (see Probate No. 21P426 in the Seventh Circuit Court of the Twentieth Judicial District of Nashville and Davidson County, Tennessee). And being the same property conveyed to Robert A. Bolden and Janette C. Bolden by Executor's Deed from Robert Bolden, Executor for the Estate of Barbara Ann Whitehead, dated July 8, 2021, of record in Instrument No. 20210715-0095095, Register's Office of Davidson County, Tennessee,

**This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees.**

unimproved ☐

This is improved ☑ property, known as 5919 Temple Road, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 22nd day of September, 2021.

Robert A. Bolden

Janette C. Bolden

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Robert A. Bolden and Janette C. Bolden, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 22nd day of September, 2021.

Notary Public
My Commission Expires: _____

File No.: 34892

