Karen Johnson Davidson County
Batch# 835785 DEEDWARR
04/06/2022 03:08:30 PM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20220406-0040097

WARRANTY DEED

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson TN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-5-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory B. Bullard	NEW OWNER	052 02 0 044.00
(NAME)	(NAME)	
697 McCarley Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **Kimberly Sircy and Lori Ann Tharp, heir, Jonathan Wayne Tharp, heir and Jennifer Haley, heir of The Estate of Richard Tharp**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Gregory B. Bullard, a married man**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real estate situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 30 and the East one-half of Lot No. 31 of Block "F" on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee
Said Lot and part of lot adjoin and front together 75 feet on the northerly side of McCarley Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to James Reagan and wife, Earline S. Reagan by Warranty Deed from Joseph T. Traughber, Jr., and wife, Ruth W. Traughber, dated 11/26/1954, of record in Book 2334, Page 532, Register's Office for Davidson County, Tennessee.

The said James Reagan died on 04/14/2002, leaving the said Earline S. Reagan the sole surviving tenant by the entirety.

The said Earline S. Reagan died testate on 05/30/2005, devising subject property to Roberta A. Cowden and Jimmye Gayle Huff, as evidenced in File No. 05P1176, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Roberta A. Cowden by Quit Claim Deed from Jimmye Gayle Huff, dated 11/02/2005 and recorded 12/05/2005, of record in Instrument 200512050146164, Register's Office for Davidson County, Tennessee.

The said Roberta A. Cowden died testate on 12/10/2005, devising subject property to James E. Cowden, as evidenced in File No. 06P19, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Kimberly T. Sircy and Richard Tharp by Quit Claim Deed from James E. Cowden, dated 12/07/2006 and recorded 01/11/2007, of record in Instrument 200701110004569, Register's Office for Davidson County, Tennessee.

The said Richard Tharp died intestate on 07/10/2021, leaving the said Lori Ann Tharp, Jonathan Wayne Tharp and Jennifer Haley, as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

Subject To all matters shown on the plat of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 697 McCarley Avenue, Madison, TN 37115

(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 28th day of March, 2022.

Kimberly T. Sircy

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly T. Sircy,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of March, 2022.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMBULL HOUSE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

File No.: 1626765
Warranty Deed TN

Effective the 28th day of March, 2022.

THE ESTATE OF RICHARD THARP

Lori Ann Tharp, heir

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Lori Ann Tharp, heir of the Estate of Richard Tharp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the **heir of the Estate of Richard Tharp**, the within named bargainor, and that he/she as such executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of March, 2022.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THE ESTATE OF RICHARD THARP

Jonathan Wayne Tharp, heir

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Jonathan Wayne Tharp, heir of the Estate of Richard Tharp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the **heir of the Estate of Richard Tharp**, the within named bargainor, and that he/she as such executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of March, 2022.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Effective the 26th day of March, 2022

THE ESTATE OF RICHARD THARP

Jennifer Haley, heir

State of TENNESSEE
County of Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **Jennifer Haley, heir of the Estate of Richard Tharp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the **heir of the Estate of Richard Tharp,** the within named bargainor, and that he/she as such executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 26 day of March, 2022.

SEAN ANTHONY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: August 30, 2022

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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 03/31/2022 ____ (date of document).

Affiant Signature

03/31/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31 day of March, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025