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BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138615** Karen Johnson Davidson County Batch# 870850 DEEDWARR 06/14/2022 10:07:33 AM 2 pgs Fees: $13.00 Taxes: $5,180.00 20220614-0067393	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2022. Notary Public My Commission Expires: TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMM. EXP. JULY 22, 2025

WARRANTY DEED

Address New Owner: Katherine Cigarran and Chris Cigarran 221 Bowling Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 13 0 100.00

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, **Brenda Barden** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Cigarran and Chris Cigarran, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly 115 feet of Lot "D" on the Map showing Second Subdivision of certain lots in Blocks "J" and "K" in the Whitland Realty Company's Subdivision, as of record in Book 547, Page 17, Register's Office for said County.

Beginning at the Northwest corner of Bowling Avenue, formerly Golf Club Lane or Whitland Avenue and an unnamed 50 foot street; thence with the Westerly margin of Bowling Avenue Northwardly 115 feet to the Southeast corner of the property conveyed to W. Malcolm Beasley and wife, by deed from Mary W. Moore, et al, Trustees of record in Book 1195, Page 505, said Register's Office; thence with said Beasley's Southerly line Westwardly 180 feet to the Easterly line of Lot "C"; thence with said line Southwardly 115 feet to the Northerly margin of said unnamed street; thence with same, Eastwardly 180 feet to the beginning.

Being part of the same property devised unto Brenda Barden in the Last Will and Testament of Dorothy H. Barden, as shown in Case Number 21P2070 in the Seventh Circuit for the Twentieth Judicial District sitting in Nashville, Tennessee, dated August 27, 2019 and filed for record on October 15, 2021 and also recorded in Instrument No. 20220324-0034001, in the Register's Office of Davidson County, Tennessee. Said property was never the marital residence of Grantor.

Being the same property conveyed to Leroy F. Barden, Jr & wife, Dorothy H. Barden, by Warranty Deed from Lawrence E. Hendricks and wife, Alpha L. Hendricks, of record in Book 3977, Page 732, in the Register's Office of Davidson County, Tennessee, dated January 8, 1966 and recorded on January 12, 1966. The said Leroy F. Barden, Jr. having died on October 4, 2011, leaving Dorothy H. Barden as surviving spouse. Said Dorothy H. Barden having died on September 10, 2021. See Probate Docket No. 21P2070, in the Seventh Circuit Court for the Twentieth Judicial District Sitting in Nashville, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Second Subdivision of Lots No. 7 and 8 in Block "J", Lots No. 1 and 12 in Block "K" The Whitland Realty Co's Subdivision, as recorded in Plat Book 547, Page(s) 17.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

This is improved property located at 221 Bowling Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 on this 13th day of June, 2022.

Brenda Barden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brenda Barden, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2022.

Notary Public
My Commission Expires: _____

