(3)

WARRANTY DEED

BOX 10-A

Karen Johnson Davidson County
Batch# 872456 DEEDWARR
06/16/2022 08:58:18 AM 2 pgs
Fees: $13.00 Taxes: $6,475.00

20220616-0068784

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF June, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN C. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
3704 Whitland Avenue, LLC	NEW OWNER	
(NAME) 221 Bowling Avenue	(NAME)	104-13-0 104-13-0-100.00
(ADDRESS) Nshville, TN 37205	(ADDRESS)	
(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, WE, **KATHERINE CIGARRAN AND CHRIS CIGARRAN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **3704 WHITLAND AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 the same property conveyed to Leroy F. Barden, Jr. and wife, Dorothy H. Barden by Warranty Deed from Lawrence E. Hendricks and wife, Alpha L. Hendricks of record in Book 3977, page 732, Register's Office for Davidson County, Tennessee, dated January 08, 1966. Leroy F. Barden, Jr. is now deceased, vesting Dorothy H. Barden as surviving tenant.

Dorothy H. Barden became deceased on September 10, 2021, leaving Last Will and Testament filed for Probate in Docket No. 21P2070, Seventh Circuit Court of Davidson County, Tennessee. In accordance with the terms of the Will, Brenda Barden is named Executor of the Estate of Dorothy H. Barden, deceased.

Being the same property conveyed to Katherine Cigarran and Chris Ciggaran, husband and wife, by deed of record in Instrument No. 20220914-0087393 **, said Register's office.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record. The Grantee, it's heirs, successors and assigns hereby acknowledge and agree that the use of the real property shall be limited to one single family residence with the addition of a DADU (Detached Auxiliary Dwelling Unit). This restriction shall run with the land.

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

unimproved _
This is improved x property, known as 221 Bowling Avenue, Nashville, TN 37205
(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 my hand this 13 day of June, 2022

Katherine Cigarran

KATHERINE CIGARRAN

Chris Cigarran
By: Katherine Cigarran, Attorney in Fact

CHRIS CIGARRAN

BY: KATHERINE CIGARRAN, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine Cigarran and Chris Cigarran, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of June

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 10/2/23

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of June, 2022, before me personally appeared Katherine Cigarran to me known to be the person who executed the foregoing instrument on behalf Chris Cigarran and acknowledged that he executed the same as the free act and deed of Chris Cigarran.

WITNESS my hand and seal this 13th day of June, 2022.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public