* Recording Tax is $0.00. Tax was paid to Cheetham County Register on 9/18/23.

WARRANTY DEED

Chrissy Henderson, Register
Cheatham County Tennessee

Rec #:	256982	Instrument #:	239003
Rec'd:	15.00	Recorded	
State:	2405.00	9/18/2023 at	11:29 AM
Clerk:	1.00	in Record Book	
Other:	2.00		621
Total:	2423.00		Pages 475-477

File No. DD-23-5287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00 *

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walker G. Bloodworth, Trustee of The Walker G. Bloodworth Living Trust	New Owner	
(NAME)	(NAME)	076 013.00
2617 Locust Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1063030 DEEDWARR
10/20/2023 06:39:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231020-0082194

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, I/we, **Matthew Sherrod and Kelly Sherrod, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walker G. Bloodworth, Trustee of The Walker G. Bloodworth Living Trust, dated June 2, 2022,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN CHEATHAM COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located partly in Cheatham County, Tennessee and partly in Davidson County, Tennessee, Beginning at an iron pin in the center of Cub Creek Road, South 37 degrees 17' 57" East 244.80 feet to an iron pin, one foot, more or less, west of a 30 inch white oak; thence South 63 degrees 47' 57" East to an iron pin; thence South 10 degrees 17' 57" East 394.84 feet to an iron pin; thence South 1 degree 42' 03" West 297.00 feet to an iron pin: thence South 8 degrees 17' 57" East 297.00 feet to an iron pin located 3 feet, more or less, north of a 20 inch white oak at a fence and being in the northerly line at the W. W. Johnson property; thence, North 79 degrees 25' 30" West 280.5 feet to an iron pin; thence South 78 degrees 34' 30" West 462.00 feet to an iron pin at a red oak and dogwood pointers at the westerly line of the Stephen Davidowski property; thence North 32 degrees 01' 00" West 412.89 feet to an iron pin and being the northwesterly corner of the Thomas W. Brown property; thence, North 25 degrees 15' 55" West 109.96 feet to an iron pin, being the northeasterly corner of the Clara Lee Vaughn property; thence North 78 degrees 19' 22" East 297.35 feet to an iron pin; thence North 28 degrees 14' 05" East 101.00 feet to an iron pin; thence North 23 degrees 45' 55" West 248.00 feet to an iron pin; thence North 10 degrees 13' 34" 165.12 feet to an iron pin in the center of Cub Creek Road; thence along with the center of Cub Creek Road, North 26 degrees 36' 16" East 134.85 feet to the point of beginning, containing 15.882 acres, more or less, according to a survey by Thomas H. Alley, Land Surveyor #922, dated December 10, 1985. Reference is made to deed to establish common boundary line of record in book 392, page 440, Registers office for Cheatham County, Tennessee; said deed establishes the east boundary line to this property and is incorporated herein.

Being the same property conveyed to Matthew Sherrod by Warranty deed from David L. Stepp and wife, Karilyn Denise Stepp, dated November 25, 2008 and recorded on December 02, 2008 in Instrument No. 20081202-0116722, Register's Office for Davidson County, Tennessee. Also recorded in Book 620, Page 2733, Register of Deeds Office for Cheatham County, Tennessee.

This is property more commonly known as 8763 Cub Creek Road, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Cheatham County, Tennessee.

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/our hand this 13th day of September, 2023.

Matthew Sherrod

Kelly Sherrod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of September, 2023, before me personally appeared Matthew Sherrod and Kelly Sherrod, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of September, 2023.

Notary Signature
My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, DEBORAH DEJNE, 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 SEPTEMBER 13, 2023.

Affiant Signature

OCTOBER 19, 2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this

19 day of OCTOBER, 20 23.

Notary's Signature

My Commission Expires: 10/10/26
Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires