Karen Johnson Davidson County
Batch# 1202864 DEEDWARR
11/08/2024 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $4,514.00
20241108-0087125

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $1,220,000.00

Affiant

Subscribed and sworn to before me, this 7th day of November, 2024.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Stephen Bolin **Donna Bolin**	**NEW OWNER**	**07700003200**
8624 Cub Creek Rd	**8624 Cub Creek Rd.**	
Nashville, TN 37209	**Nashville, TN 37209**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Walker G. Bloodworth, Trustee of the Walker G. Bloodworth Living Trust, established by the Revocable Trust Agreement of Walker G. Bloodworth dated June 2, 2022

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen Bolin and Donna Bolin, husband and wife

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:

LAND IN DAVIDSON COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY THE J.D. STEVENS PROPERTY AS OF RECORD IN INSTRUMENT NO. 20010223-0017305-R.O.D.C, TN, BOUNDED ON THE EAST BY THE PAUL KIRBY PROPERTY AS OF RECORD IN DEED BOOK 9409, PAGE 598-R.O.D.C, TN, BOUNDED ON THE SOUTH BY THE DONALD L. LOFTIS, ET UX PROPERTY AS OF RECORD IN DEED BOOK 10005, PAGE 776-R.O.D.C., TN, THE WILLIAMS. DUNN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20101021- 0084283-R.O.D.C, TN, AND THE DONALD F. PARRISH, ET UX PROPERTY AS OF RECORD IN DEED BOOK 5376, PAGE 239-R.O.D.C., TN. BOUNDED ON THE WEST BY THE RIVER ROAD PARTNERSHIP AS OF RECORD IN INSTRUMENT NO. 20140711- 0061222-RO.D.C, TN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET, SAID PIN BEING THE SOUTHWEST CORNER OF THE PAUL KIRBY PROPERTY AS OF RECORD IN DEED BOOK 9409, PAGE 598-R.O.D.C., TN;
THENCE, A COMMON LINE WITH THE PAUL KIRBY PROPERTY AS OF RECORD IN DEED BOOK 9409, PAGE 598-R.O.D.C, TN, NORTH 67 DEGREES 53 MINUTES 00 SECONDS EAST, 172.83 FEET TO AN EXISTING IRON PIN FOUND;
THENCE, A COMMON LINE WITH THE DA YID LEE SNYDER PROPERTY AS OF RECORD IN DEED BOOK 7724, PAGE 629-R.O.D.C., TN, SOUTH 22 DEGREES 26 MINUTES 44 SECONDS EAST, 416.27 FEET TO AN IRON PIN SET IN THE NORTHERLY MARGIN OF CUB CREEK ROAD (25' FROM CENTERLINE);
THENCE, WITH THE NORTHERLY MARGIN OF CUB CREEK ROAD, SOUTH 64 DEGREES 31 MINUTES 27 SECONDS WEST, 242.83 FEET TO A POINT;
THENCE, LEA YING SAID MARGIN, A COMMON LINE WITH THE WILLIAM S. DUNN PROPERTY AS OF RECORD IN INSTRUMENT NO. 20101021-0084283-R.O.D.C, TN, NORTH 45 DEGREES 00 MINUTES 30 SECONDS WEST, 475.82 FEET TO AN EXISTING IRON PIN FOUND;
THENCE, WITH AN EXISTING FENCE AND DUNN PROPERTY SOUTH 67 DEGREES 39 MINUTES 31 SECONDS WEST, 496.82 FEET TO A ROCK MONUMENT;
THENCE, WITH AN EXISTING FENCE, A COMMON LINE WITH THE DONALD F. PARRISH, ET UX PROPERTY AS OF RECORD IN DEED BOOK 5376, PAGE 239-R.O.D.C, TN, SOUTH 84 DEGREES 29 MINUTES 48 SECONDS WEST, 340.62 FEET TO AN EXISTING FENCE CORNER;

THENCE, NORTH 52 DEGREES 42 MINUTES 19 SECONDS WEST, 332.94 FEET TO AN EXISTING IRON PIN FOUND;
THENCE, A COMMON LINE WITH THE RIVER ROAD PARTNERSHIP PROPERTY AS OF RECORD IN INSTRUMENT NO. 20140711-0061222-R.O.D.C, TN, NORTH 1 DEGREES 00 MINUTES 45 SECONDS EAST, 130.35 FEET TO AN IRON PIN FOUND;
THENCE, NORTH 34 DEGREES 38 MINUTES 48 SECONDS WEST, 351.47 FEET TO AN IRON PIN FOUND;
THENCE, NORTH 8 DEGREES 35 MINUTES 24 SECONDS WEST, 312.52 FEET TO AN EXISTING ROCK MONUMENT FOUND;
THENCE, A COMMON LINE WITH THE J.D. STEVENS PROPERTY AS OF RECORD IN INSTRUMENT NO. 20010223-0017305-R.O.D.C, TN, NORTH 29 DEGREES 14 MINUTES 18 SECONDS EAST, 67.36 FEET TO AN IRON PIN SET;
THENCE, NORTH 67 DEGREES 03 MINUTES 18 SECONDS EAST, 699.60 FEET TO AN EXISTING T-POST FOUND;
THENCE, NORTH 53 DEGREES 33 MINUTES 18 SECONDS EAST, 140.25 FEET TO AN IRON PIN SET;
THENCE, NORTH 51 DEGREES 33 MINUTES I 8 SECONDS EAST, 300.30 FEET TO AN IRON PIN SET;
THENCE, NORTH 44 DEGREES 03 MINUTES 18 SECONDS EAST, 429.00 FEET TO AN EXISTING IRON PIPE FOUND;
THENCE, A COMMON LINE WITH THE PAUL KIRBY PROPERTY AS OF RECORD IN DEED BOOK 9409, PAGE 598-R.O.D.C, TN. SOUTH 43 DEGREES 19 MINUTES 18 SECONDS EAST, 318.74 FEET TO AN EXISTING IRON PIPE FOUND;
THENCE, WITH AN EXISTING FENCE, SOUTH 28 DEGREES 25 MINUTES 42 SECONDS WEST, 463.38 FEET TO A POINT;
THENCE, WITH AN EXISTING FENCE, SOUTH 27 DEGREES 17 MINUTES 37 5SECONDS WEST, 265.81 FEET TO AN EXISTING 8" HICKORY TREE;
THENCE, WITH AN EXISTING FENCE, SOUTH 43 DEGREES 00 MINUTES 42 SECONDS EAST, 783.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,922,554 sq. ft. or 44.13 acres, more or less, as shown on survey prepared by Brian McCain, P.L.S (TN #2256), Southern Precision Land Surveying, Inc., P.O. Box 220, Pegram, TN 37143-0220, File No. 14-0496.

Being a portion of the same property conveyed to Walker G. Bloodworth, Trustee of the Walker G. Bloodworth Living Trust, established by the Revocable Trust Agreement of Walker G. Bloodworth dated June 2, 2022, by Quitclaim Deed from Walker G Bloodworth, dated June 2, 2022, of record in Instrument No. 20220614-0067396, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 8624 Cub Creek Rd, Nashville, TN 37209.

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 in 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.

_____ Date: 11/6/24
Walker G. Bloodworth, Trustee of the Walker G. Bloodworth Living Trust,
established by the Revocable Trust Agreement of
Walker G. Bloodworth dated June 2, 2022

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Walker G. Bloodworth** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Trustee of the Walker G. Bloodworth Living Trust, established by the Revocable Trust Agreement of Walker G. Bloodworth dated June 2, 2022 and that he is authorized as the Trustee of the Walker G. Bloodworth Living Trust, established by the Revocable Trust Agreement of Walker G. Bloodworth dated June 2, 2022 to execute this instrument on its behalf.

Witness my hand, at office, this 6th day of November 2024.

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 11/6/24 (date of document).

Jennifer Russell
Affiant Signature

11/7/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 7th day of November 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

