WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of November, 2024

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
BLOOM "Building Life Opportunities and Options for Mothers"	SAME	21-332
(NAME)	(NAME)	
7622 Bidwell Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20241910

Karen Johnson Davidson County
Batch# 1204957 DEEDWARR
11/13/2024 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20241113-0088333

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, **Madge A. Fly and Gary Cutler and Susan Cutler** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **"Building Life Opportunities and Options for Mothers" (BLOOM)**, A Tennessee Corporation, 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. :

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 4 of the unrecorded William Gifford Subdivision, described according to survey by Bruce Rainey, Surveyor #823, dated 12/31/1985 and known as Job #80-247.

Said Lot No. 4 begins at a point in the center of a privately maintained road at the common boundary between Lot Nos. 3 and 4; thence northerly along said common boundary N 26°13'04"W 670.00 feet to a point in the northerly boundary of said tract; thence southerly along the boundary of said tract S 48°10'49"W 320.56 feet to a point; thence S 49°00'54"W 56.47 feet to a point in the common boundary between Lots 4 and 5; thence southerly along the said common boundary S 18°56'37"E 408.83 feet to a point in the center of a privately maintained road; thence northeasterly N 71°03'23"E 107.28 feet to a point in a curve in the center of said road; thence along the center of said road S 66°20'45"E 196.64 feet to a point; thence along the center of said road N 63°46'56"E 181.97 feet to the point of beginning, containing 5.00 acres, more or less.

BEING the same property conveyed to Madge A. Fly, unmarried and Gary Cutler and Susan Cutler, husband and wife by Quitclaim Deed from Madge A. Fly, unmarried, dated 05/10/2023 and filed of record in Instrument No. 20230512-0035542, Register's Office for Davidson County, Tennessee.

Subject to Agreement to Maintain Roadway appearing of record in Book 6697, page 795, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 156 Babb Drive, Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 8th day of November, 2024

Madge A. Fly, by Susan Cutler, Attorney in Fact
Madge A. Fly, by Susan Cutler, Attorney in Fact

Gary Cutler

Susan Cutler
Susan Cutler

STATE OF Tennessee)
County OF Robertson)

Before me personally appeared Susan Cutler, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Madge A. Fly, and who acknowledged that he/she executed the same as the free act and deed of Madge A Fly.

Witness my hand, at office, this 8th of November, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gary Cutler and Susan Cutler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th of November, 2024.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 11/8/2024 (date of document)

Regina Sullo

Affiant Signature

November 12, 2024

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 12th day of November, 2024

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

