Karen Johnson Davidson County
Batch# 1295364 DEEDWARR
07/09/2025 09:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250709-0053887

Chrissy Henderson, Register
Cheatham County Tennessee
Rec #: 268243 Instrument #: 253078
Rec'd: 15.00 Recorded
State: 2941.50 7/8/2025 at 10:15 AM
Clerk: 1.00 in Record Book
Other: 2.00 645
Total: 2959.50 PGS 666-668

STATE OF TENNESSEE
COUNTY OF Davidson & Cheatham

The actual consideration or value, whichever is greater, for this transfer is $795,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of July, 2025.

Notary Public
My commission expires: 11-3-25

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-ORE-25-8763

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:
Michael Thomas McInerney **Katie Anne Burns**	same as NEW OWNERS	**P/O 076-013.00**
8763 Cub Creek Rd		
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, dated June 2, 2022

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

Michael Thomas McInerney, single man and Katie Anne Burns, single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson & Cheatham COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Cheatham County, Tennessee, and partly in Davidson County, Tennessee, being Lot No. 1, Plan of 8763 Cub Creek Road Subdivision, of record in Plat Book 14, Page 726, Register's Office for Cheatham County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being a portion of the same property conveyed to Walker G. Bloodworth, Trustee of The Walker G. Bloodworth Living Trust, dated June 2, 2022, by Warranty Deed from Matthew Sherrod and Kelly Sherrod, husband and wife, dated September 13, 2023, of record in Record Book 621, Page 475, in the Register's Office for Cheatham County, Tennessee, and of record in Instrument No. 20231020-0082194, in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 6, 2024, of record in Record Book 636, Page 1041, in the Register's Office for Cheatham County, Tennessee, and of record in Instrument No. 20241108-0087134, Walker G. Bloodworth, Trustee of The Walker G. Bloodworth Living Trust, dated June 2, 2022, conveyed the subject properties to Walker G. Bloodworth, Trustee of The Walker G. Bloodworth Living Trust, dated June 2, 2022 so as to combine two tracts into one taxable parcel.

Exhibit A attached hereto for recording in Davidson County.

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 & Cheatham County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 8763 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: 7/1/25
Walker G. Bloodworth
Trustee of the Walker G. Bloodworth Living Trust 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 Dated June 2, 2022 and that he is authorized by the Walker G. Bloodworth Living Trust Dated June 2, 2022 to execute this instrument on its behalf.

Witness my hand, at office, this 1ST day of July 2025, _____.

_____
NOTARY PUBLIC

My Commission Expires: 5/8/29

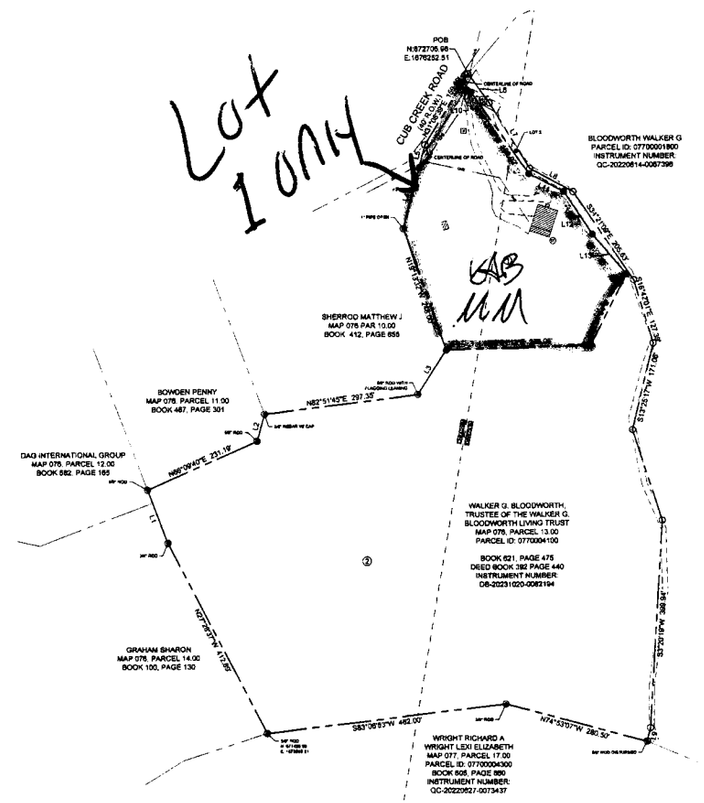
MARK B. LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

LEGEND

IRON PIN FOUND	⊙	FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET	●	SANITARY SEWER MH		GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND	■	SANITARY SEWER CO		COMMUNICATION BOX		HANDICAP SPACE		BUFFER	
NON-MONUMENTED POINT	○	AREA DRAIN		COMMUNICATION MH		SANITARY SEWER	8" SA 8" SA	WATER FEATURE	
CONTROL POINT FOUND	▲	CURB INLET		GAS METER		WATER	8" W 8" W	TREE LINE	
CONTROL POINT SET	△	STORM MH		GAS VALVE		UNDERGROUND ELEC	UGE UGE	R.O.W	RIGHT OF WAY
BENCH MARK		ELECTRIC METER-BOX		EVERGREEN TREE		OVERHEAD ELEC	OHE OHE	PVMT.	EDGE OF PAVEMENT
WATER METER	W	ELECTRIC MH		SIDEWALK		GAS	8" G 8" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE	⋈	LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L.	COMMUNICATIONS	COM COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT

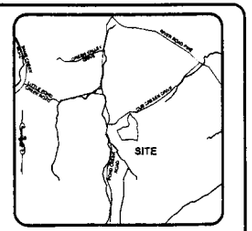
GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO PARTITION THE SUBJECT PROPERTY INTO TWO LOTS, ONE GREATER THAN 5 ACRES AND ONE LESS.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 13, ON CHEATHAM/DAVIDSON COUNTY TAX MAP 78. SAID PARCEL IS FURTHER IDENTIFIED AS ALL OF THE PROPERTY DESCRIBED IN ALL OF BOOK 821, PAGE 478 AND DEED BOOK 332, PAGE 240, IN REGISTER'S OFFICE OF CHEATHAM/DAVIDSON COUNTY, TENNESSEE.
3. SUBJECT PROPERTY IS ZONED AR PER:
   3.1. ZONING: E-1 (CHEATHAM)
   3.2. EXISTING USE: RESIDENTIAL
   3.3. TOTAL AREA: 16.336 ACRES +/-
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
6. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED WITH AN IRON ROD AND CAP BEARING THIS SURVEYOR'S COMPANY NAME.
7. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47021C0285G, WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021 AND MAP NO. 47021702211J WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03-.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
   a. POSITIONAL ACCURACY: 0.07'
   b. DATE OF SURVEY: 9/4/2024
   c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 5 MINUTES EACH, SIDE: 3H373 ARE 3 SECONDS.
   d. GEOID 3, ZONE 7 (GEOID18)
   e. NO COMBINED GRID FACTORS WERE USED.
9. GPS WAS USED FOR ALL BOUNDARY DATA (IPS, UTILITY METERS, SERVICES, HYDRANTS, POWER POLES, MANHOLES, ETC).



HATCH LEGEND

EXISTING BUILDING



VICINITY MAP
NOT TO SCALE

Parcel Area Table

Parcel #	Area (SF)	Area (AC)
1	131611.36'	3.020
2	579973.49	13.315

Parcel Line Table

Line #	Length	Direction
L1	139.98'	N35°43'32"W
L2	54.00'	N15°16'28"E
L3	101.89'	N32°49'28"E
L4	120.12'	N14°48'57"E
L5	43.68'	N14°48'57"E
L6	66.59'	S38°09'44"E
L7	146.36'	S31°22'34"E
L8	26.52'	S14°14'39"W
L10	26.07'	N36°12'53"W
L11	79.31'	N82°37'53"W
L12	99.59'	N33°37'24"W
L13	101.49'	N40°39'06"W

OWNER: WALKER G. BLOODWORTH, TRUSTEE OF THE WALKER G. BLOODWORTH LIVING TRUST
2617 LOCUST STREET
NASHVILLE, TN 37207
WBLOODWORTH@WALKERBUILDINGGROUP.COM
615-852-7095

SURVEYOR: JOEY C. WILSON II, PE, RLS
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
(615)794-2275
JWILSON@WILSONPC.COM

GRAPHIC SCALE: 1" = 100'

WILSON & ASSOCIATES, P.C.

8763 CUB CREEK ROAD

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF ACCURACY	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATION OF APPROVAL OF WATER SYSTEM
I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND DEDICATION OF SUCH STREETS TO PUBLIC USE AS NOTED HEREON, AND THAT I (WE) ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE EASEMENTS FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES AS NOTED HEREON AS REQUIRED BY THESE REGULATIONS	I (WE) HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON THAT I (WE) CATEGORY IV SURVEY AS DEFINED IN APPLICABLE RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000	I HEREBY CERTIFY THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CHEATHAM COUNTY ROAD SPECIFICATIONS, OR IS THAT A BOND, LETTER OF CREDIT, OR OTHER MEANS OF ASSURANCE HAS BEEN POSTED TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHEATHAM COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.	I HEREBY CERTIFY THAT THE WATER SYSTEMS OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HEREON HAVE INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GUIDELINES, OR GUARANTEE OF A SUFFICIENT BOND, LETTER OF CREDIT, OR OTHER METHOD OF ASSURANCE HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.
10-23-24	10/24/24	10-28-24	10-28-24	10-24-24
WALKER G. BLOODWORTH / DATE	WILSON & ASSOCIATES, P.C. / 108 BEASLEY DRIVE, FRANKLIN, TN 37064 / OFFICE: 615-794-2275 / JWILSON@WILSONPC.COM / DATE	DATE / COUNTY ROAD SUPERINTENDENT	DATE / SECRETARY, PLANNING COMMISSION	DATE / NAME, TITLE & AGENCY OF APPROVING AGENCY

THIS APPROVAL SHALL BE VOID IF NOT RECORDED BY: _____

Chelsea Stephenson, Register
Cheatham County, Tennessee
Instrument #: 247753
Recorded
10/25/2024 at 3:13 PM
in Plat Book
14
PGS 726-726

FINAL SUBDIVISION PLAT

NASHVILLE - CHEATHAM/DAVIDSON COUNTY - TENNESSEE

TOTAL ACRES:	16.336	TOTAL NO. OF LOTS:	02
ACRES NEW RD/ST:	0.000 (ROW)	L.F. OF NEW RD/ST:	000.000
ACRES OPEN SPACE:	0.000	CIVIL DISTRICT:	07H
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE	1" = 100'	DATE:	10/10/2024

WA PROJECT NO. 24-2194 SHEET 1 OF 1

Plat Book 14 Page 726

20250709005388?

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 July 1 and 3, 2025

Affiant Signature

July 9, 2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of July, 2025.

Notary's Signature

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires: 5/8/28
Date

Notary's Seal (if on paper)