Karen Johnson Davidson County
Batch# 1317809 DEEDWARR
09/03/2025 10:57:30 AM 15 pgs
Fees: $78.00 Taxes: $592.00
20250903-0070268

NAME AND ADDRESS OF NEW OWNER:
John P. Cunningham
4029 Elizabeth Drive
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map & Parcel: 09504008100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Ann Carol Bianconi** (a 16.66667% undivided interest), **Timothy Stephen Bianconi** (a 16.66667% undivided interest), **Michael Jeffory Bianconi** (a 16.66667% undivided interest), **Amy Kathleen Gregg** (a 16.66667% undivided interest), **Emily Anne Alexander** (a 4.16667% undivided interest), **Sara Bianconi Price** (a 4.16667% undivided interest), **Abby Jo Boyd** (a 4.16667% undivided interest), **Marlena Grace Bianconi** (a 4.16667% undivided interest), **David W. Johnson** (a 5.55555% undivided interest), **Cory Bryce Johnson** (a 2.77778% undivided interest), **Ellen Wade Boyd** (a 2.77778% undivided interest), **Chase Alexander Johnson** (a 2.77778% undivided interest), and **Andrew Michael McGee** (a 2.77778% undivided interest) and, have this day bargained and sold and do hereby transfer and convey unto **John P. Cunningham**, his heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being Lot No. 118 on the Map of Eva-Mor Heights, as of record in Book 1424, page 149, Register's Office for said County. Said Lot No. 118 fronts 76 feet on

the easterly side of McGavock Pike and runs back between lines 189.38 feet on the north line and 189.43 feet on the south line to a deed line in the rear, measuring 76.07 feet thereon.

Being the same property conveyed to Joseph P. Bianconi by deed from William C. Marker and wife, Frances Estes Marker, appearing of record in Book 2038, page 50, of said Register's Office. Joseph P. Bianconi died intestate on June 21, 1976, leaving his wife, Edna Headrick Bianconi and his six (6) children, namely, Joseph Patrick Bianconi, Jr., Ann Carol Bianconi, Michael Jeffory Bianconi, Timothy Stephen Bianconi, Margaret Elizabeth Johnson and Amy Kathleen Gregg, as her sole heirs-at-law. See Affidavit of Heirship for Joseph P. Bianconi, Sr. filed simultaneously with this instrument in said Register's Office.
202509030070265
Edna Headrick Bianconi died intestate on July 25, 1998, leaving her six (6) children, namely, Joseph Patrick Bianconi, Jr., Ann Carol Bianconi, Michael Jeffory Bianconi, Timothy Stephen Bianconi, Margaret Elizabeth Johnson and Amy Kathleen Gregg, as her sole heirs-at-law. See Affidavit of Heirship for Edna Headrick Bianconi filed simultaneously with this instrument in said Register's Office. 202509030070266

Joseph Patrick Bianconi, Jr. died testate on February 5, 2021, by the terms of Article II (B) of his Last Will and Testament filed as Docket #CH21-CV-103, in the Chancery Court for Robertson County, Tennessee, he devised his interest in the subject property to his four (4) children, namely, Emily Anne Alexander (46), Sara Bianconi Price (DOB: 42), Abby Jo Boyd (41), and Marlena Grace Bianconi (32).

Margaret Elizabeth Johnson died intestate on August 19, 2024, leaving her husband, David W. Johnson and her four (4) children, namely, Cory Bryce Johnson, Ellen Wade Boyd, Chase Alexander Johnson and Andrew Michael McGee, as her sole heirs-at-law. See Affidavit of Heirship for Margaret Elizabeth Johnson filed simultaneously with this instrument in said Register's Office.
202509030070267
This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This is unimproved property having an address of 237 McGavock Pike, Nashville, Tennessee 37214.

202509030070268

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The undersigned covenant with the said grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and that it is unencumbered except as set forth above and by lien of the 2025 real property taxes, which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Pamela Bianconi, Trustee under the Last Will and Testament of Jospeh Patrick Bianconi, Jr., joins in the execution hereof in order to convey any interest she may have in the subject property as Trustee.

[INTENTIONALLY LEFT BLANK]

WITNESS MY HAND on this 29th day of ~~September~~ August, 2025.

Ann Carol Bianconi

Ann Carol Bianconi

STATE OF FLORIDA)
ss.
COUNTY OF DUVAL)

On this the 29th day of ~~September,~~ August 2025, before me personally appeared **Ann Carol Bianconi**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed) and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Jacksonville, Florida, on the 29th day of ~~September~~ August, 2025.

Notary Public

My Commission expires: 04/12/2026

DENISE LAMKIN
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH 209454
My Commission Expires April 12, 2026

[INTENTIONALLY LEFT BLANK]

WITNESS MY HAND on this 27th day of ~~September~~ August, 2025.

Timothy Stephen Bianconi

STATE OF CALIFORNIA)
ss.
COUNTY OF VENTURA)

On this the _____ day of September, 2025, before me personally appeared **Timothy Stephen Bianconi**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed) and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Ventura, California, on the _____ day of September, 2025.

See attached

Notary Public

My Commission expires: _____

[INTENTIONALLY LEFT BLANK]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura)

On 8/27/2025 before me, Nicholas Marin Notary Public
(insert name and title of the officer)

personally appeared Timothy Stephen Biancoi,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

NICHOLAS MARIN
COMM. # 2437574
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires MARCH 3, 2027

WITNESS my hand and official seal.

Signature _____ **(Seal)**

WITNESS MY HAND on this 22 day of ~~September~~ August, 2025.

Pamela Bianconi

Pamela Bianconi, Trustee under the Last Will and Testament of Joseph Patrick Bianconi, Jr.

STATE OF TENNESSE)
ss.
COUNTY OF RUTHERFORD)

On this the 22 day of ~~September~~ August, 2025, before me personally appeared **Pamela Bianconi, Trustee under the Last Will and Testament of Joseph Patrick Bianconi, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed) and acknowledged that she executed the same as her free act and deed.

22 WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the day of ~~September~~ August, 2025.

Mary M. Richardson

Notary Public

My Commission expires: 11/28/26

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

[INTENTIONALLY LEFT BLANK]

WITNESS OUR HANDS on this 2nd day of September, 2025.

Michael Jeffory Bianconi

Amy Kathleen Gregg

Emily Anne Alexander

Sara Bianconi Price

Abby Jo Boyd

Marlena Grace Bianconi

David W. Johnson

Cory Bryce Johnson

Ellen Wade Boyd

Chase Alexander Johnson

Andrew Michael McGee

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 2 day of September, 2025, before me personally appeared **Michael Jeffory Bianconi**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed) and acknowledged that he executed the same as his free act and deed.

2 WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the day of September, 2025.

George H. White
Notary Public

My Commission expires: 9/20/25

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 2 day of September, 2025, before me personally appeared **Amy Kathleen Gregg**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed) and acknowledged that she executed the same as her free act and deed.

2 WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the day of September, 2025.

George H. White
Notary Public

My Commission expires: 9/20/25

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 2 day of September, 2025, before me personally appeared **Emily Anne Alexander**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed) and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 2 day of September, 2025.

Notary Public

My Commission expires: 9/20/25

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 2 day of September, 2025, before me personally appeared **Sara Bianconi Price**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed) and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 2 day of September, 2025.

Notary Public

My Commission expires: 9/20/25

25166

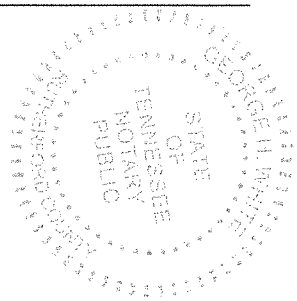
STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 2 day of September, 2025, before me personally appeared **Abby Jo Boyd**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed) and acknowledged that she executed the same as her free act and deed.

2 WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 2 day of September, 2025.

Georgeth. White
Notary Public

My Commission expires: 9/20/25



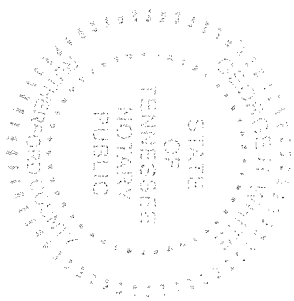
STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 2 day of September, 2025, before me personally appeared **Marlena Grace Bianconi**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed) and acknowledged that she executed the same as her free act and deed.

2 WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 2 day of September, 2025.

Georgeth. White
Notary Public

My Commission expires: 9/20/25



25166

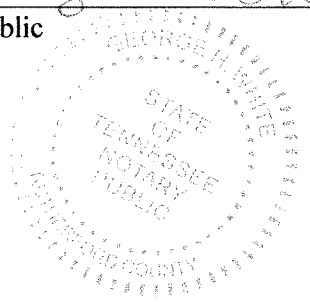
STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 2 day of September, 2025, before me personally appeared **David W. Johnson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed) and acknowledged that he executed the same as his free act and deed.

2 WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the day of September, 2025.

George H. White
Notary Public

My Commission expires: 9/20/25



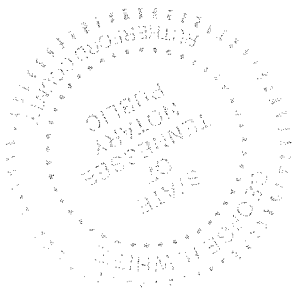
STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 2 day of September, 2025, before me personally appeared **Cory Bryce Johnson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed) and acknowledged that he executed the same as his free act and deed.

2 WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the day of September, 2025.

George H. White
Notary Public

My Commission expires: 9/20/25



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STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 2 day of September, 2025, before me personally appeared **Ellen Wade Boyd**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed) and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 2 day of September, 2025.

Notary Public

My Commission expires: 9/20/25

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 28 day of ~~September~~ August, 2025, before me personally appeared **Chase Alexander Johnson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed) and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 28 day of ~~September~~ August, 2025.

Notary Public

My Commission expires: 9/20/25

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 2 day of September, 2025, before me personally appeared **Andrew Michael McGee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Warranty Deed) and acknowledged that he executed the same as his free act and deed.

2 WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the day of September, 2025.

George H White
Notary Public

My Commission expires: 9/20/25

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$160,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 2 day of September, 2025.

George H. White
Notary Public

My Commission expires: 9/20/25

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True Copy Certification

I, George H. White, 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 2, 2025.

Executed this the 2 day of September, 2025.

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal, this the 2 day of September, 2025.

Notary's Signature

My Commission Expires: 11/28/26

