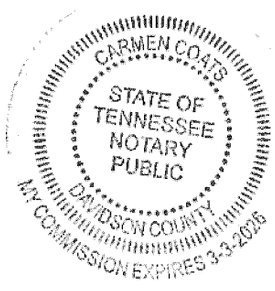
Karen Johnson Davidson County
Batch# 1333362 DEEDWARR
10/13/2025 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20251013-0081472

Warranty Deed



STATE OF TENNESSEE
COUNTY OF ~~CHEATHAM~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $470,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2025.

Notary Public

My commission expires: ~~9/13/2028~~ 3/3/26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
William Harding Blackman and Robert Matthews, III	NEW OWNER	047 00 0 032.00
4897 Sulphur Creek Road		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES BIGGS, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM HARDING BLACKMAN AND MARIA CARRILLO, HUSBAND AND WIFE, AND ROBERT MATTHEWS, III, A MARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying in the 13th Civil District of Davidson County, Tennessee, and described according to a copy of a survey made by Stephen A. Draper, Surveyor, September 22, 1952, as follows:

BEGINNING at a planted stone at the northwest corner of the property conveyed to H.B. Reasonover and wife by deed of record in Book 2034, page 285, Register's Office for said County, said stone being located in the line of the property of Henry Winfree; thence along a fence line, and along Winfree's easterly line, as follows: North 8° East 734 feet to a concrete monument, and 24 inch hickory, and North 55° East 110 feet to a 24 inch hickory, North 71° East 168 feet to a 20 inch elm and concrete monument, North 81° East 37 feet to a cedar post at the easterly intersection of the ingress roadway leading to Sulphur Creek Road, and continuing with Winfree's line, along a fence, South 85° East 298 feet to a 48 inch beech and North 85° East 270 feet to a concrete monument and 14 inch hickory in B. B. Vester's line; thence with Vester's line as follows: South 26-1/2° East 104 feet to a 6 inch hickory, South 46° East 281 feet, South 62° East 173 feet to an 18 inch hickory, South 48-1/2° East 108 feet to a 4 inch oak, South 24° East 85 feet to a 10 inch pin oak, South 43° East 52 feet to a 10 inch pin oak, South 34° East 59 feet to a 10 inch sassafras, and South 30° East 64 feet to an 8 inch locust, which is 40 feet north of a turn in said fence; thence with Reasonover's line, and along the top of a ridge, South 59-1/2° West 108 feet to an 8 inch oak, with old wire imbedded therein, and continuing with the same, 582 feet to a 4 inch elm and stake; thence South 70° West 297 feet to a 10 inch post oak, North 63° West 627 feet to a stone, and South 70-1/4° West 318 feet to the beginning, containing 26.66 acres, more or less.

Together with an easement for ingress and egress over a roadway leading from the northerly line of the property hereinabove described, to Sulphur Creek Road, as shown on said survey by Stephen A. Draper above referred to.

There is INCLUDED in the above acreage, boundaries, and description, but EXPRESSLY EXCLUDED from this conveyance, a 4 acre tract of land described in a deed from Robert McCloud and wife, Ruth McCloud to Morris Oden Thieman and wife, Dorothy Thieman of record in Book 6774, page 416,

Register's Office for Davidson County, Tennessee, being the same 4 acres described in a deed from Ruth McCloud to Dorothy C. Thieman recorded in Book 4463, page 760, said Register's Office.

Being the same property conveyed to James Biggs, unmarried, by Installment Deed from Ruth McCloud, a widow, of record in Book 6824, Page 629, in the Register's Office of Davidson County, Tennessee, dated April 08, 1986, and recorded on April 09, 1986.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4897 Sulphur Creek Road, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of October, 2025.

James Biggs

James Biggs

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Biggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of October, 2025.

Notary Public
My Commission Expires: 9/13/2028

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Wanda Biggs, spouse of James Biggs, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Wanda Biggs

Wanda Biggs

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wanda Biggs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of October, 2025.

Notary Public
My Commission Expires: 9/13/2028

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 7. 2025.

Affiant Signature

13th day of October, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028