This instrument prepared by:

JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

Karen Johnson Davidson County
Batch# 543685 DEEDWARR
12/30/2020 01:48:02 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201230-0154742

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **DARRYL SHANE BIFFLE, 2842 Lake Forest Drive, Nashville, TN 37217**

Name and Address of the person or entity responsible for payment of real property taxes: **DARRYL SHANE BIFFLE, 2842 Lake Forest Drive, Nashville, TN 37217**

Map/Parcel No. **136100a03900co**

PERSONAL REPRESENTATIVE DEED
MUNIMENT OF TITLE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS EARLINE H. BIFFLE died **03 May 2020**; and

WHEREAS EARLINE H. BIFFLE left a paperwriting dated **24 August 2018**, purporting to be her Last Will and Testament and said paperwriting was admitted to probate on **16 December 2020**, as her Last Will and Testament and recorded in the **Seventh** Circuit Court (Probate Division), **Davidson** County, Tennessee, Case No.20P-2022; and

WHEREAS DARRYL SHANE BIFFLE is the duly nominated Personal Representative of the Estate of **EARLINE H. BIFFLE**, deceased, under said certain paperwriting dated 24 August 2018;

NOW THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged and as evidence of the devise of that certain Real Property hereinafter described to **DARRYL SHANE BIFFLE** by and under said Last Will and Testament of **EARLINE H. BIFFLE**, deceased,

admitted to probate, the undersigned, **DARRYL SHANE BIFFLE**, Personal Representative of the Estate of **EARLINE H. BIFFLE**, deceased, hereinafter referred to as Grantor, does hereby and by these presences transfer and convey to **DARRYL SHANE BIFFLE, his heirs and assigns**, as a muniment of title that certain tract or parcel of land (Real Property)in **Metropolitan Nashville and Davidson County, Tennessee**, and being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **(X) improved** ( ) **unimproved** Real Property located at and known as **2842 Lake Forest Drive, Nashville, Davidson County, Tennessee 37217.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **DARRYL SHANE BIFFLE, his heirs and assigns** forever; and Grantor as Personal Representative but no further or otherwise does covenant with the said Grantee that as Personal Representatives he has a good right to convey the Real Property.

Grantor and Grantee are used for singular or plural as the context requires.

IN WITNESS WHEREOF, Grantor has executed this Personal Representative's Deed as a Muniment of Title on this 26th day of December 2020.

DARRYL SHANE BIFFLE, Personal Representative of the Estate of **EARLINE H. BIFFLE**, deceased

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **DARRYL SHANE BIFFLE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Personal Representative of the Estate nominated under the Last Will and Testament of **EARLINE H. BIFFLE**, deceased, the within named Grantor, and that he as such Personal Representative executed the foregoing Personal Representative's Deed for the purposes therein contained, by signing his name hereto as Personal Representative.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November 2020.

Notary Public

My commission expires: 09072021

JOHN R. REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this Real Property is **$95,200.00.**

This Deed is evidence of distribution of the described Real Property to **DARRYL SHANE BIFFLE**, devisee and legatee by and under the Last Will and Testament of **EARLINE H. BIFFLE**, deceased, and is exempt from any transfer tax pursuant to **Tennessee Code Annotated, Section 47-4-409(a)(3)(B).**

Affiant

Subscribed and sworn to before me this 30th day of December 2020.

Notary Public

My commission expires 09072021

JOHN R. REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

EXHIBIT A

2842 Lake Forest Drive,
Nashville, Davidson County, Tennessee 37217

Map/Parcel Nos. 136100a03900co

Being Lot No. 58, Unit 58, Condominium Site Plan 11 thru 14 and 57 thru 62, on the Plan of Priest Lake Forest, Section Three, of record in Plat Book 5800, Page 263, amending Plat Book 5800, Page 161, Register's Office for said County, to which reference is made for a more complete description

Being the same property conveyed to Walter C. and/or Earline H. Biffle by deed from B.W. Biffle, unmarried, of record in Instrument Number 20041111-0136037. Walter Craig Biffle having predeceased Earline H. Biffle on 04 February 2018, leaving as his only heirs at law Earline H. Biffle, surviving spouse now deceased, Sharon Gail Biffle Cunningham, a daughter, and Darryl Shane Biffle. Earline H. Biffle died testate and under Item III of the Last Will and Testament of Earline H. Biffle, deceased, of record in Probate File 20P2022, Probate Court Clerk's Office for Davidson County, Tennessee, her interest was devised to Darryl Shane Biffle.