This instrument prepared by:

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Karen Johnson Davidson County
Batch# 543685 DEEDWARR
12/30/2020 01:48:02 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201230-0154743

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 and SHARON GAIL BIFFLE CUNNINGHAM, 122 Pi Oak Cove, Maumelle, AR 72113**

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 and SHARON GAIL BIFFLE CUNNINGHAM, 122 Pin Oak Cove, Maumelle, AR 72113**

Map/Parcel No. **13607015900**

PERSONAL REPRESENTATIVES 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. 20P2022; and

WHEREAS DARRYL SHANE BIFFLE is the duly nominated Personal Representative of the Estate of **EARLINE H. BIFFLE**, deceased, under that 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 and**

SHARON BIFFLE CUNNINGHAM by and under said Last Will and Testament of **EARLINE H. BIFFLE**, deceased, the undersigned, **DARRYL SHANE BIFFLE**, nominated Personal Representative of the Estate of **EARLINE H. BIFFLE**, deceased, hereinafter referred to as Grantor, does hereby and by these presents hereby transfer and convey to **DARRYL SHANE BIFFLE and SHARON GAIL BIFFLE CUNNINGHAM, tenants in common, their 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 **112 Saxon Mist 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 Grantees, **DARRYL SHANE BIFFLE and SHARON GAIL BIFFLE CUNNINGHAM, tenants in common**, their heirs and assigns forever; and Grantor as Personal Representative but no further or otherwise does covenant with the said Grantees that as Personal Representatives he has a good right to convey the Real Property.

Grantor and Grantees are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has executed this Personal Representatives Deed as a Muniment of Title on the 30th 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 of **EARLINE H. BIFFLE**, deceased, the within named Grantor, and that he as such Personal Representative executed the foregoing Executor's Deed for the purposes therein contained, by signing his name as Personal Representative.

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

_____ Notary Public

My commission expires: 09072021

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this Real Property is **$221,400.00.**

This Deed is evidence of distribution of the described Real Property to **DARRYL SHANE BIFFLE and SHARON BIFFLE CUNNNGHAM**, devisees and legatees 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 November 2020.

_____ Notary Public

My commission expires 09072024

EXHIBIT A

112 Saxon Mist Drive,
Nashville, Davidson County, Tennessee 37217

Map/Parcel Nos. 13607015900

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Priest Lake Park, Section 5 as of record in Book 4460, page 174, 175 and 176, Register's Office for Davidson County, Tennessee.

Said Lot No. 286 fronts 100 feet on the southeasterly margin of Saxon Mist Drive and runs back between lines 130 feet on the southwesterly side line to a line at the rear measuring 100 feet thereon.

Being the same property conveyed to Walter Craig Biffle and wife, Earline Biffle by deed from John L. Wiggins and wife, Rose E. Wiggines of record in Book 5538, page 832. Walter Craig Biffle having predeceased Earline Biffle on 04 February 2018. Earline Biffle a/k/a Earline H. Biffle having died 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, the within described Real Property was devised to Grantees, Darryl Shane Biffle and Sharon Gail Biffle Cunningham.