FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Karen Johnson Davidson County Batch# 620485 **DEEDWARR** 04/22/2021 09:15:08 AM 2 pgs Fees: $13.00 Taxes: $2,040.55 20210422-0053854	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **551,500.00**. _____ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/05/2021** _____ Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

This Instrument Prepared By and Return To:

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3638

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian Fitchuk	**Same as new Owner**	**060-04-0-056.00**
(NAME) **212 Maplewood Trace**	(NAME)	
(ADDRESS) **Nashville, TN, 37207**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Biddle Enterprises, Inc., A Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ian Fitchuk**, *married* 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:

Being Lot 1 on the Plat of Subdivision of the Life Church Property of record in Instrument Number 29200910—0103225, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Biddle Enterprises, Inc., a Tennessee Corporation by Deed dated October 19, 2020 from J. Randolph Turpin, Jr. and Glen King, as Trustees of LIFE CHURCH,

recorded October 29, 2020, in Instrument Number 20201029-0125637, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **212 Maplewood Trace, Nashville, TN 37207**
(House Number) (Street) (City, State) (Zip)

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 we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **5th** day of **March, 2021**.

Biddle Enterprises, Inc., A Tennessee Corporation

President
Clinton T. Biddle, President

Marisa C. Biddle
Marisa C. Biddle, Vice President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Clinton T. Biddle and Marisa C. Biddle, whom I am personally acquainted and who upon their oaths acknowledged themselves to be the President and Vice President and they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Biddle Enterprises, Inc.

WITNESS my hand and official seal this 5 day of March, 2021.

NOTARY

MY COMMISSION EXPIRES: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY