FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **750,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **06/29/2021** Notary Public MY COMMISSION EXPIRES: 01-06-2025 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 669941 DEEDWARR
07/02/2021 08:14:30 AM 4 pgs
Fees: $23.00 Taxes: $2,775.00
20210702-0089689

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3852

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Gill	New Owner	**071-16-0-087.00**
(NAME) **1503 Montgomery Avenue**	(NAME) Heather Gill	
(ADDRESS) **Nashville, TN, 37207**	(ADDRESS) 1503 Montgomery Avenue Nashville, TN 37207	
(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 Enterprise, Inc., a Corporation,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather Gill, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 10 as shown on the map entitled T.I. Ward's Resubdivision of Lots Nos. 27-28-29-30-31-32-33-34-37-38-39-40-41-42-43-44-45-46-47-48 and 49 in the Williams and Hays Company's Belle View Plan, of record in Plat Book 974, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

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Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Being the same property conveyed to Biddle Enterprise, Inc. by Deed dated October 23, 2020 from Patricia Mays Stuart and the Estate of Elco D. Mays, recorded October 29, 2020, in Instrument Number 20201029-0125492, in the Register's Office of Davidson County, Tennessee.
Dorris J. Mays died leaving Elco D. Mays surviving tenant
Elco D. Mays died January 16, 2020, by will, property was devised to Patricia Mays Stuart

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 **1503 Montgomery Avenue, 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 **29th** day of **June, 2021**.

Biddle Enterprise, Inc.

Clinton T. Biddle, President

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 Biddle Enterprise, Inc.

WITNESS my hand and official seal this the **29th** day of **June, 2021**.

NOTARY

MY COMMISSION EXPIRES: 4/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Under penalties of perjury, I state that this declaration was carefully read and is true and correct.

Biddle Enterprise, Inc., a Corporation

By: _____
Clinton T. Biddle, President

By: Marisa C. Biddle
Marisa C. Biddle, Vice President

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

Sworn to and subscribed before me this 29th day of June, 2021.

_____
Notary Signature
My commission expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Jill Neely, 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 06-29-2021.

Date

Jill M Neely

Affiant Signature

07-01-2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 01 day of July, 2021.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)