Karen Johnson Davidson County
Batch# 843427 DEEDWARR
04/21/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220421-0046149

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Mark Finch and wife,
Teresa Finch
306Autumn Chase Dr
Nashville, TN 37214

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP/PARCEL: 084 04 0A 306.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **JAMES W. BIFFLE and wife, SHIRLEY P. BIFFLE,** have this day bargained and sold and do hereby transfer and convey unto, **MARK FINCH and wife, TERESA FINCH,** their heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

UNIT 306 of Autumn Chase Condominiums, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the plat of Autumn Chase Condominiums, recorded as Exhibit "A", and described in Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 7718, page 418, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictions, and conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in the Master Deed and By-Laws appended thereto, of record in Book 7718, page 418, said Register's Office, are incorporated in this deed by reference and made part of the same as though copied herein.

FOR source of title to said realty reference is made to Warranty Deed from Norman Edwin Brileym Jr., at al to James W. Biffle and wife, Shirley P. Biffle dated February 23, 2012 and filed for record on February 27, 2012 in Instrument 20120227-0016459, Register's Office for Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2022 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We further covenant with the said grantees, that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2022 real property taxes, which taxes have been prorated between the parties herein and the grantors having paid their pro-rata share unto the grantees; the grantees assume and agree to pay the same when due.

We do further covenant and bind ourselves, our heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 12th day of April, 2022.

James W. Biffle

Shirley P. Biffle

STATE OF TENNESSEE)
: ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named James W. Biffle and Shirley P. Biffle, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, on this the 12th day of April, 2022.

NOTARY PUBLIC

TRACEY GULLETT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 01/15/2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $400,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 12th day of April, 2022.

NOTARY PUBLIC

TRACEY GULLETT STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My commission expires: 01/15/2025

Tennessee Certification of Electronic Document

I, Tracey Gullett, 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

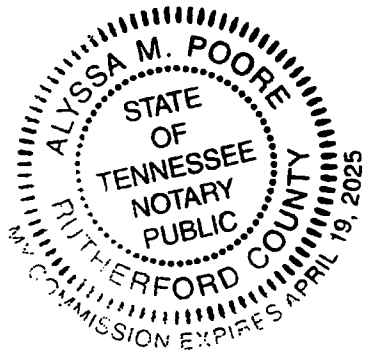
04/12/2022 (date of document).

Tracey Gullett
Date 04/12/2022

State of Tennessee

County of Rutherford

Sworn to and subscribed before me , this 12th day of April, 2022.



NOTARY PUBLIC
My Commission Expires: 04/19/2025