THIS INSTRUMENT PREPARED BY:
Alice M. Bohannon, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 860761 DEEDQC
05/23/2022 02:26:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220523-0059741

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 11th day of April, 2022.

Notary Public

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills To:	Map-Parcel numbers:
Julia B. Saunders, Trustee 2745 Windemere Drive Nashville, TN 37214	SAME	Map: 84-7 Parcel: 42

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that **James Walter Biffle, Sr and wife, Shirley P. Biffle**, hereby remise, release and quitclaim all of their right, title and interest in the tract(s) or parcel(s) of land described on Exhibit A attached hereto to **Julia B. Saunders, Trustee of the Biffle Family Trust dated April 11, 2022**, and to her successors in trust, with full

power to sell, transfer, mortgage and convey without signature of any beneficiary. Exhibit A is incorporated herein by this reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 11th day of April, 2022.

James Walter Biffle, Sr

Shirley P. Biffle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Walter Biffle, Sr 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 such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 11th day of April, 2022.

My Commission Expires: _____

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being lot no. 104 on the Plan of Sunny Acres, Section III, of record in Book 2663, page 92, Register's Office for said County.

Said Lot No. 104 fronts 115 feet on the southerly margin of Windemere Drive and extends back between lines 388.5 feet on the westerly line and 367.6 feet on the easterly line to a line in the rear on which it measures 118.5 feet thereon.

Being the same property conveyed to James W. Biffle, Sr. and wife, Shirley P. Biffle, by deed from Jane H. Hibler, widow, of record in Book 4335, page 847, Register's Office for Davidson County, Tennessee.

James W. Biffle, Sr. and James Walter Biffle, Sr. are one and the same person.

This is improved property known as 2745 Windemere Drive, Nashville, Tennessee 37214.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 April 11, 2022.

05-18-2022
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of May, 2022.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

