WARRANTY DEED

Karen Johnson Davidson County
Batch# 935549 DEEDWARR
10/31/2022 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $791.80
20221031-0117129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00.

Kelsey Pitman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2022.

Kristi McCoy
Notary Public

MY COMMISSION EXPIRES: 2/25/23
(AFFIX SEAL)

KRISTI MCCOY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0638

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lynda Straughn	Crosscountry Mortgage	Map: 136100A03900CO
(NAME) 2842 Lake Forest Dr.	(NAME) 6850 Miller Road	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Brecksville, OH 44141-3222	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FOURTEEN THOUSAND AND NO/100 DOLLARS ($214,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DARRYL SHANE BIFFLE, DEVISEE UNDER THE WILL OF EARLINE H. BIFFLE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LYNDA STRAUGHN, A SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 58, Unit 58, Condominium Site Plan 11 thru 14 and 57 thru 62, on the Plan of Priest Lake Forest, Section Three, of record in Plat Book 5800, Page 263, amending Plat Book 5800, Page 161, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Walter C. Biffle and Earline H. Biffle by Quitclaim Deed of record in Instrument No. 20041111-0136037, Register's Office for Davidson County. The said Walter C. Biffle died February 14, 2018 and title vested in Earline H. Biffle, as surviving tenant by the entirety. See also Personal Representative Deed from Darryl Shane Biffle, Personal Representative of the Estate of Earline

H. Biffle of record in Instrument No. 20201230-0154742, Register's Office for Davidson County. The said Earline H. Biffle died testate on May 3, 2020 and the Will was admitted to Probate as Probate No. 20P2022 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Devisee Under the Will of Earline H. Biffle.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 263, amending Plat Book 5800, Page 161, said Register's Office; (3) Charter for Homeowners Association of record in Book 7948, Page 628, in the Register's Office for Davidson County, Tennessee; (4) Quitclaim Deed of common areas to Homeowners Association of record in Book 9735, Page 744, in the Register's Office for Davidson County, Tennessee; (5) Restrictions of record in Book 6021, Page 99, amended in Book 6021, Page 107 and Book 6123, Page 176, in the Register's Office for Davidson County, Tennessee; (6) Appointment of Successor Trustee for Homeowners Association of record in Instrument No. 20110106-0001732, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6123, Page 176, Book 5931, Page 645, amended in Book 6021, Page 101, Book 6123, Page 175, Book 6124, Page 956, Bok 6145, Page 434, Book 6145, Page 435, Book 6199, Page 270, Instrument No. 20090602-0050792, Book 5931, Page 677, amended in Book 6021, Page 102, Book 6108, Page 18 and Book 6145, Page 433, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2842 Lake Forest Dr., Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness our hands this 14th day of October, 2022.

Darryl Shane 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 Darryl Shane Biffle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 14th day of October, 2022.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Kristi McCoy**, 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 **October 14, 2022.**

Kristi McCoy 10/14/22

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **October 14, 2022.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

