Karen Johnson Davidson County
Batch# 947143 DEEDWARR
12/02/2022 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20221202-0126410

Warranty Deed

DEVIN OAKLEY TENNESSEE NOTARY PUBLIC My Comm Exp. 03/21/26 COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $535,000.00. Affiant Subscribed and sworn to before me, this the 1st day of December, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeffrey W. Biddle and Rachel M. Biddle	New Owner(s)	070-09-0G-001.00-CO
3112 Cliff Drive		
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BOBBY JOE NORWOOD, JR., AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY W. BIDDLE AND RACHEL M. BIDDLE, HUSBAND AND WIFE**, 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 Unit A, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 3110 Cliff Drive, A Horizontal Property Regime With Private Elements of record as Instrument No. 20180124-0007468, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bobby Joe Norwood, Jr., a married man, by Warranty Deed from Dreamtime Developments, LLC, a Tennessee limited liability company, of record in Instrument No. 20190306-0020545, Register's Office for Davidson County, Tennessee, dated March 04, 2019 and recorded on March 06, 2019.

Being the same property conveyed to Bobby Joe Norwood, Jr., an unmarried man, by Quitclaim Deed from Bobby Joe Norwood, Jr., an unmarried man, of record in Instrument No. 20210319-0036861, Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on March 19, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Property was never used as the marital residence of the grantor.

The address of the herein described property is believed to be 3112 Cliff Drive, Nashville, TN 37218, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of December, 2022.

Bobby Joe Norwood, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bobby Joe Norwood, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of December, 2022.

Notary Public

My Commission Expires: 3.3.25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Russell T. McCann, 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 December 1, 2022.

Date

Affiant Signature

12-2-2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2nd day of December, 2022.

Notary's Signature

DEVIN OAKLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp 03/21/26
COUNTY OF WILLIAMSON

My Commission Expires: 3-21-26

Date

Notary's Seal (if on paper)