This instrument prepared by:

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Karen Johnson Davidson County
Batch# 956079 DEEDQC
12/29/2022 11:42:45 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20221229-0133548

NOTE TO REGISTER: Upon recording, please return the recorded instrument to: JOHN R. REYNOLDS, Attorney at Law, Suite 2702, The Office Tower, 611 Commerce Street, P. O. Box 190481, Nashville TN 37219-0481.

Address New Owner(s) as follows: **DARRYL SHANE BIFFLE, 2842 Lake Forest Drive, Nashville, TN 37217 and SHARON GAIL BIFFLE CUNNINGHAM, 15721 Summit Lane, No. Little Rock, AR 72113**

Name and Address of the person or entity responsible for payment of real property taxes: **DARRYL SHANE BIFFLE, 2842 Lake Forest Drive, Nashville, TN 37217 and SHARON GAIL BIFFLE CUNNINGHAM, 15721 Summit Lane, No. Little Rock, AR 72113**

Map/Parcel No. **13607015900**

QUITCLAIM DEED
DEED OF CORRECTION

For and in consideration of the following and other good and valuable consideration, the receipt and adequacy are hereby acknowledged and to express correctly the interests of the Grantees in the previous Personal Representatives Deed/Muniment of Title as shown of record as Instrument No. 20201230-0154743, Register's Office for Davidson County, Tennessee, we, **DARRYL SHANE BIFFLE and SHARON GAIL BIFFLE CUNNINGHAM,** do and hereby convey, transfer, remise, release, relinquish and quitclaim to **JOHN R. REYNOLDS, Trustee,** all our right, title and interest in and to that certain tract or parcel of Real Property in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

And now to correct the previous conveyance and vest the Real Property in **DARRYL SHANE BIFFLE** for and during his natural life and **SHARON GAIL BIFFLE CUNNINGHAM,** a fee simple Remainder interest, I, **JOHN**

R. REYNODS, Trustee, do and hereby convey, transfer, remise, release, relinquish and quitclaim the Real Property as follow, to-wit:

DARRYL SHANE BIFFLE for and during his natural life; and

SHARON GAIL BIFFLE CUNNINGHAM, her heirs and assigns a fee simple remainder interest but if she predeceases **DARRYL SHANE BIFFLE** this interest shall revert to **DARRYL SHANE BIFFLE** in full to create a fee simple interest in **DARRYL SHANE BIFFLE**,

all of my right, title and interest in and to that certain improved Real Property located at and known as **112 Saxton Mist Drive, Nashville, Davidson County, Tennessee 37217**, and being more particularly described on **EXHIBIT A** attached hereto.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

~~My Commission expires~~ _____

WITNESS my hand this 29th day of December 2022.

DARRYL SHANE BIFFLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **DARRYL SHANE BIFFLE** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named Grantor, and that he executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville TN, this 29th day of December 2022.

Notary Public

My commission expires 11-2-2026

WITNESS my hand this 22nd day of December 2022.

SHARON GAIL BIFFLE CUNNINGHAM

STATE OF Arkansas
COUNTY OF Pulaski

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **SHARON GAIL BIFFLE CUNNINGHAM** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named Grantor, and that she executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of December 2022.

Notary Public

My commission expires April 5, 2032

STATE OF NOTARY PUBLIC ARKANSAS
REBECCA SELBY
MY COMMISSION # 12718535
EXPIRES: April 5, 2032
Pulaski County

WITNESS my hand this 29th day of December 2022.

John R. Reynolds Trustee

JOHN R. REYNOLDS, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **JOHN R. REYNOLDS** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, the within named Trustee, and that he executed the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December 2022.

Susan James Notary Public

My Commission expires 11-2-2026

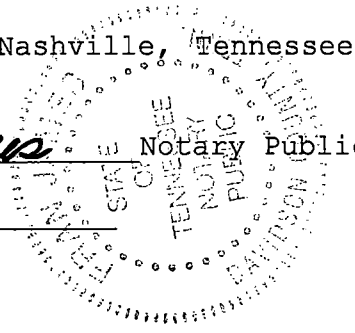


EXHIBIT A

112 Saxton Mist Drive, Nashville,
Davidson County, Tennessee 37217

Map/Parcel Nos. 13607015900

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Priest Lake Park, Section 5 as of record in Book 4460, page 174, 175 and 176, Register's Office for Davidson County, Tennessee.

Said Lot No. 286 fronts 100 feet on the southeasterly margin of Saxon Mist Drive and runs back between lines 130 feet on the southwesterly side line to a line at the rear measuring 100 feet thereon.

Being the same property conveyed to Walter Craig Biffle and wife, Earline Biffle by deed from John L. Wiggins and wife, Rose E. Wiggines of record in Book 5538, page 832. Walter Craig Biffle having predeceased Earline Biffle on 04 February 2018. Earline Biffle a/k/a Earline H. Biffle having died and under Item III of the Last Will and Testament of Earline H. Biffle, deceased, of record in Probate File 20P2022, Probate Court Clerk's office for Davidson County, Tennessee, the within described Real Property was devised to Grantees, Darryl Shane Biffle and Sharon Gail Biffle Cunningham.

And being the same property conveyed to Darryl Shane Biffle and Sharon Gail Biffle Cunningham by Personal Representative's Deed/Muniment of Title and shown as Instrument No. 20201230-0154743, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer, is $_____

_____Affiant

Sworn to and subscribed
Before me this _____ day of
December 2022.

_____Notary

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00 _____, Affiant
Subscribed and sworn before me this the
29 Day of December, 2022.
_____, Deputy Register