Karen Johnson Davidson County
Batch# 999315 DEEDQC
05/03/2023 12:21:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230503-0032856

QUITCLAIM DEED

This Instrument was prepared with information provided by Grantee without the benefit of a title search or title policy. Preparer makes no representation as to the accuracy or insurability of title.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Charmaine Biffle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF APRIL, 2023.

JEFF SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES 5-5-2025

Notary Public

MY COMMISSION EXPIRES: 5-5-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EARTHFIRE ABBEY. INC.	NEW OWNER	044 14 0 063.00
(NAME) **1004 FOWLER ST.**	(NAME)	
(ADDRESS) **OLD HICKORY, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **CHARMAINE BIFFLE, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM AND CONVEY UNTO **EARTHFIRE ABBEY, INC., A TENNESSEE NOT-FOR-PROFIT CORPORATION**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF HER INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 107 on the plan of Section I, Rolling Green Subdivision, of record in Book 1424, Pages 75 and 76, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charmaine Biffle, married, from Ashley D. Chastain, unmarried, by Warranty Deed dated June 12, 2015, recorded June 25, 2015, in Instrument No. 20150625-0060971, in the Register's Office of Davidson County, Tennessee.

**THE PROPERTY CONVEYED HEREIN WAS NOT USED AS A MARITAL RESIDENCE OF GRANTOR

unimproved ☐
This is improved ☐ property, known as 1004 FOWLER STREET, OLD HICKORY, TN 37138
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 my hand this 27 day of April, 2023.

Charmaine Biffle

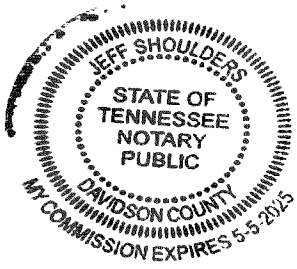
CHARMAIN BIFFLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27 day of April, 2023, before me personally appeared Charmain Biffle, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27 day of April, 2023.

Jeff Shoulders
Notary Public
My Commission Expires: 5-5-2025



Certificate of Authenticity

I, Mackenzie Hudson ("Affiant"), 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 27, 2023 (date).

Affiant Signature

5-1-23
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 1 day of May, 2023

Notary's Signature

My Commission Expires: May 7, 2024

Notary's Seal

RYAN WESLEY PRATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 7, 2024

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