WARRANTY DEED

Karen Johnson Davidson County
Batch# 1003167 DEEDWARR
05/15/2023 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20230515-0036076

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: RES-23-1004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashlene Silva Dybus and William Dybus	Legends Bank	044 14 0 063.00
(NAME)	(NAME)	
1004 Fowler Street Old Hickory, TN 37138	310 North First Street Clarksville, TN 37040	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, 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, **EARTHFIRE ABBEY, INC., A TENNESSEE NOT-FOR-PROFIT CORPORATION**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ASHLENE SILVA DYBUS AND WILLIAM DYBUS, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns, that 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.

Further being the same property conveyed to Earthfire Abbey, Inc., a Tennessee not-for-profit corporation, from Sharmaine Biffle, married, by Quitclaim dated April 27, 2023, recorded May 3, 2023, in Instrument No. 20230503-0032856, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1004 Fowler Street, Old Hickory, TN 37138
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 15th day of May, 2023.

Earthfire Abbey, Inc.

By: _____
Jeannie Alexander, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2023, before me personally appeared Jeannie Alexander, Authorized Agent of Earthfire Abbey, Inc., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2023.

_____
Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Natalie A. McKee, 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 May 15, 2023.

Affiant Signature

5/15/2023
Date

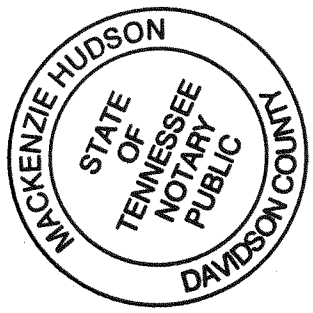
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 15 day of May, 2023.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal



File No. RES-23-1004