WARRANTY DEED

Karen Johnson Davidson County
Batch# 1017093 DEEDWARR
06/21/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20230621-0046915

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2023.

Notary Public

MY COMMISSION EXPIRES: 2/19/24
(AFFIX SEAL)

File No.: RES-23-1008

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
CasaLucille, LLC	NEW OWNER	
(NAME)	(NAME)	044 14 0 064.00
2507 Woodmont Blvd., Nashville, TN 37212	SAME	
(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, **HOWARD L. BIFFLE AND CHARMAINE BIFFLE, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CASALUCILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 the Fourth Civil District of Davidson County, Tennessee, being Lot No. 108 on the plan of Section I, Rolling Green Subdivision, as shown on plan in Plat Book 1424, Page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Howard L. Biffle and wife, Charmaine Biffle, from Billy R. Gross as to a One-Half Undivided interest and Rosemarie E. Gross and Kaden Michael Gross, as the Heirs-at-Law of Kenneth S. Gross as to a One-Half undivided interest, and Rosemarie Gross as Administratix of the Estate of Kenneth S. Gross, by Warranty Deed dated September 7, 2012, recorded September 13, 2012, in Instrument No. 20120913-0083373, in the Register's Office of Davidson County, Tennessee.

Charmaine Biffle executes this instrument on behalf of Howard L. Biffle pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 202306210046914 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 1008 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 20th day of June, 2023.

Howard L Biffle by Charmaine Biffle his Attorney in Fact

Howard L. Biffle by Charmaine Biffle, his Attorney-In-Fact

Charmaine Biffle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of June, 2023, before me personally appeared Charmaine Biffle, 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 20th day of June, 2023.

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 3/6/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20th day of June, 2023, before me personally appeared Charmaine Biffle to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Howard L. Biffle and who acknowledged she executed the same as the free act and deed of the said Howard L. Biffle.

Witness my hand, at office, this 20th day of June, 2023.

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 3/6/24

RETURN TO:

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

True Copy Certification

I, **Tonya Cherry,** 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 this the 20 day of June, 2023.

Affiant Signature
Date 6-20-2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-10-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON