WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BS-C4K-23-252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1017535 **DEEDWARR**
06/21/2023 02 35 42 PM 2 pgs
Fees $13 00 Taxes $1,739.00

20230621-0047143

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Biddle Enterprises, Inc.	**New Owner**	
(NAME)	(NAME)	**026-00-0-034 00**
252 Liberty Ln		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MAYMIE PAULETTE BURROUGHS AND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BIDDLE ENTERPRISES, INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 part of Lot No 12 on the plan of A L Moore's Subdivision of Biltmore, as of record in Book 421, page 6, Register's Office for said County, being Tract "C" on a survey made by Ralph W C Lambert, Surveyor, February 14, 1959, described as follows

Beginning at a point in the Easterly margin of a proposed road as shown on said survey, said point being North 24 degrees 15 minutes East 270 feet and North 7 degrees West 560 7 feet from the Southeast Corner of Lot No 12 on said plan, thence Easterly 340 feet, thence north 24 degrees 15 minutes East 123 feet to a point, thence North 2 degrees 20 minutes East 125 feet to a point, thence Westerly 418 feet on a dividing line between Tracts "C" and "D" on said survey to a point in the Easterly margin of said proposed road, thence Southerly along the Easterly margin of said proposed road, 220 feet to the point of beginning, and containing 2 acres, more or less

Being the same property conveyed to Thomas P Burroughs, Jr and Maymie Paulette Burroughs by Warranty Deed from Nina D Mitchell of record in Instrument No 20150701-0063808, Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 01, 2015

Thomas P Burroughs, Jr having since died June 21, 2022 leaving Maymie Paulette Burroughs as sole tenant by the entirety

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 6, Register's Office for Davidson County, Tennessee
- Transmission Line Easement of record in Book 2436, Page 12, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7416, Page 184, in the Register's Office for Davidson County, Tennessee
- Acreage content of the subject property is not hereby insured Reference to acreage is left in the description merely for convenience in identifying the tract
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **252 Liberty Ln, Madison, Tennessee 37115**

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), 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 the 16th DAY OF JUNE, 2023

Maymie Paulette Burroughs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAYMIE PAULETTE BURROUGHS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 16th of June, 2023

Notary Public
My Commission Expires _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212