Karen Johnson Davidson County
Batch# 1093218 DEEDWARR
01/24/2024 09:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,813.00
20240124-0004587

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20248972

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$490,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 22th day of January, 2024.

Notary Public
My Commission Expires: 3/4/27

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 22th day of January, 2024, among:

MAYMIE PAULETTE BURROUGHS

UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MARISA BIDDLE
A SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

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 Davidson County, Tennessee, being Tract "B" 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, 380 feet north of an iron pin located on said proposed road as shown on said survey, said point being in the easterly boundary line of Lot 12 on said plan; thence easterly 235 feet to a point; thence northeasterly 218.8 feet to a point; thence westerly 340 feet to the easterly margin of said proposed road; thence southerly along the easterly margin of said proposed road, 180.7 feet to the point of beginning, and containing 1.18 acres, more or less.

Being the same property conveyed to Thomas P. Burroughs, Jr. and wife, Maymie Paulette Burroughs by deed from Grover C. Baker, Jr. and wife, Katherine E. Baker, dated November 25, 1991, of record in Book 8495, page 368, Register's Office for Davidson County, Tennessee. The said Thomas P. Burroughs, Jr. having since died on June 21, 2022, leaving Maymie Paulette Burroughs as surviving tenant by the entirety.

This property being known as 244 Liberty Lane, Madison, TN 37115.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Maymie Paulette Burroughs

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 22th day of January, 2024.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Marisa C. Biddle
Address: 244 Liberty Lane
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: Marisa C. Biddle
Address: 7620 Saundersville Rd
City, State, Zip: Mt Juliet TN 37122

Tax ID: 026-035.00

Certificate of Authenticity

I, Nick Harris, 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 **January 22, 2024**.

Affiant Signature

1/22/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22nd** day of **January**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026