Karen Johnson Davidson County
Batch# 1107332 DEEDWARR
03/04/2024 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20240304-0015018

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2024

Notary Public

File No. AD-24-6112

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Funk, Alexandra Funk, and Gregory Carr	First Choice Lending Services	
(NAME)	(NAME)	
241 Maple Street	9821 Cogdill Rd., Ste. 2	043-13-0-069.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37932	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Biddle Enterprises, Inc, a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon Funk and Alexandra Funk, married to each other and Gregory Carr, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 64 on Block B, on the plan of Forest Park Subdivision in Madison, as of record in Book 843, Page 44, Register's Office for said County.

Said Lot No. 64 fronts 50 feet on the Northerly side of Maple Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Marvin Campbell Bennett and wife, Harriet P. Bennett by Warranty Deed from Lester E. Baker and wife, Dorothy M. Baker of record in Book 3221, page 434, Register's Office for Davidson County, Tennessee, dated April 27, 1961 and recorded on Not available.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty Deed from Terry L. Bennett , Marvin E. Bennett, Gary E. Bennett, and Mary J. Ashmore of record in Instrument No. 20230905-0069218 Register's Office for Davidson County, Tennessee, dated August 30, 2023 and recorded on September 05, 2023.

Being the same property conveyed to Biddle Enterprises, Inc, a Tennessee Corporation by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20230905-0069422 Register's Office for Davidson County, Tennessee, dated August 30, 2023 and recorded on September 05, 2023.

This is property more commonly known as 241 Maple Street, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 GRANTEES 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 GRANTEES, 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 this 1st day of March, 2024.

Biddle Enterprises, Inc, a Tennessee Corporation

By: _____
Marisa Biddle, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sarah Simmons of the state and county mentioned, personally appeared Marisa Biddle of Biddle Enterprises, Inc, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Biddle Enterprises, Inc, the within named bargainor, a Corporation, and that such Marisa Biddle of Biddle Enterprises, Inc as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Nashville, this 1st day of March, 2024.

_____
Notary Signature

Printed Name: Sarah Simmons

My commission expires: 3.3.26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Adde Dilworth, 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 **March 1, 2024**.

Date

Affiant Signature

March 1, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **March**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025