Karen Johnson Davidson County
Batch# 1116963 DEEDWARR
04/01/2024 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,552.15
20240401-0022404

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249172

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 **$419,500.00** 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 29th day of March, 2024.

Notary Public
My Commission Expires: 3/7/26

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 29th day of March, 2024, among:

REBEKAH JEAN MIRAGLIOTTA AND ADAM LEE CHILDRESS AND SETH LEE DAVIDSON AND REBEKAH MIRAGLIOTTA AS EXECUTRIX OF THE ESTATE OF CAROLYN RUTH TATE

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 Lot No. 9 on the Plan of Section One, Bluefield Square, of record in Book 5200, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn R. Tate, unmarried by deed from Martha O. Erwin, an unmarried person, dated June 18, 2004, of record in Instrument No. 20040623-0074465, Register's Office for Davidson County, Tennessee. The said Carolyn R. Tate having since died testate on March 3, 2022, and pursuant to the Last Will and Testament of Carolyn Ruth Tate, of record in Case No. 22P740, Davidson County Probate Court Clerk's Office, the property was devised to Rebekah Jean Tate Miragliotta, Adam Lee Childress and Seth Lee Davidson.

Being commonly known as 2601 Habersham Avenue, Nashville, TN 37214.

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.

Estate of Carolyn Ruth Tate

R Miragliotta

Rebekah Jean Miragliotta

Adam Lee Childress

Seth Lee Davidson

R Miragliotta

Rebekah Miragliotta as Executrix

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Rebekah Jean Miragliotta, Adam Lee Childress, Seth Lee Davidson, and Rebekah Miragliotta as Executrix of Estate of Carolyn Ruth Tate, 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 29 day of March, 2024.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: Marisa Biddle
Address: 2601 Habersham Avenue
City, State, Zip: Nashville, TN 37214

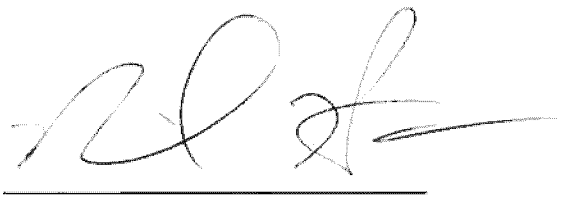
Responsible Party For Taxes:

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

Parcel ID: 096-05-195.00

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 March 29, 2024.



Affiant Signature

3/29/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of March, 20 24.



Notary's Signature

My Commission Expires: 3/9/27

Date

