Karen Johnson Davidson County
Batch# 1117051 DEEDWARR
04/02/2024 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240402-0022522

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20249092 **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 **$550,000.00** 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 29 day of March, 2024. Notary Public My Commission Expires: 11-17-2027

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires 11-17-2027

WARRANTY DEED

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

BIDDLE ENTERPRISES, INC.

A TENNESSEE CORPORATION

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

AND

DEBRA A. LYTLE AND BRAD LYTLE
Wife and Husband

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 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 Biddle Enterprises, Inc. by deed from Maymie Paulette Burroughs, dated June 16, 2023, of record in Instrument No. 20230621-0047143, Register's Office for Davidson County, Tennessee.

Commonly known as 252 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.

Biddle Enterprises, Inc.

BY: Marisa Biddle

Marisa Biddle

ITS: Sole Owner

State of Tennessee
County of ~~Williamson~~ Wilson
KZ

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Marisa Biddle sole owner of Biddle Enterprises, Inc., 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.

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/17/2027

Notary Public
My Commission Expires: 1-17-2027

Owner Name & Property Address:

Name: Debra A. Lytle and Brad Lytle
Address: 252 Liberty Lane
City, State, Zip: Madison, TN 37115

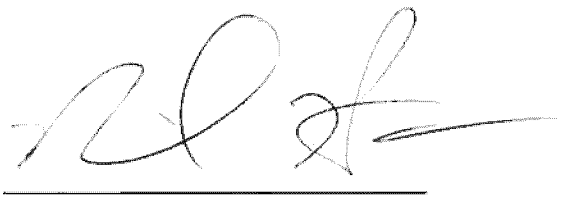
Responsible Party For Taxes:

Name: Debra A. Lytle and Brad Lytle
Address: 1030 John Wright Rd
City, State, Zip: Mt Juliet, TN 37122

Tax ID: 026-034.00

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, 2024.



Notary's Signature

My Commission Expires: 3/9/27

Date

