Karen Johnson Davidson County
Batch# 1193073 DEEDQC
10/14/2024 08:52:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241014-0079229

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JENNIFER DELLINDIA
ACRISURE NATIONAL LENDER SERVICES
2972 W. MAPLE LOOP DRIVE, SUITE 301
LEHI, UT 84043

OWNER (SEND TAX BILLS TO):

BIDDLE ENTERPRISES, INC.
3521 S. MOUNT JULIAN ROAD
HERMITAGE, TN 37076

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MARISA BIDDLE, a single woman (herein, "Grantor"), whose address is 3521 S. Mount Julian Road, Hermitage, TN 37076, hereby bargains, sells, remises, releases, quit claims and conveys to BIDDLE ENTERPRISES, INC., a Tennessee limited liability company (herein, "Grantee"), whose address is 3521 S. Mount Julian Road, Hermitage, TN 37076, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2601 Habersham Avenue, Nashville, TN 37214

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 26 day of August, 2024.

PIN NO: 096-05-0-195.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Marisa Biddle

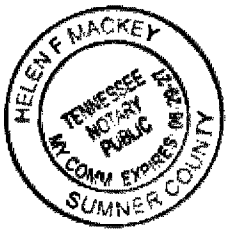
STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Marisa Biddle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of August, 2024

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 06-29-27



OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration for this transfer is 10.00/.

Grantee:

Biddle Enterprises, Inc., a Tennessee limited liability company

By: Marisa Biddle
Printed Name: MARISA BIDDLE
Title: OWNER/ PRESIDENT

Subscribed and sworn to under oath before me, this 26 day of August, 2024 by Marisa Biddle, as Owner/President of Biddle Enterprises, Inc., a Tennessee limited liability company.

[Affix Notary Seal]

Helen F Mackey
SIGNATURE OF NOTARY PUBLIC
My commission expires: 06/29/27

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES 06-29-27
SUMNER COUNTY

EXHIBIT A

[Legal Description]

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.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument #20240401-0022404 on April 1, 2024.

PIN NO: 096-05-0-195.00

STREET ADDRESS: 2601 Habersham Avenue, Nashville, TN 37214

The parties herein confirm and agree by their signatures above and or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Benji Godbold, 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 08/26/2024 (date of document).

Affiant Signature

08/26/2024

Date

STATE OF MISSISSIPPI
COUNTY OF HANCOCK

Sworn to and subscribed before me this 26th day of August, 2024.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 358375 ASHLEY READY Commission Expires June 13, 2027 HANCOCK COUNTY

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: June 13, 2027