Karen Johnson Davidson County
Batch# 1205121 DEEDWARR
11/14/2024 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20241114-0088530

WARRANTY DEED

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Y-C-24-2601

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11/2/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel B. Studdard and Erika J. Tucker Studdard		
(NAME)	(NAME)	**096-05-0-195.00**
2601 Habersham Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BIDDLE ENTERPRISES, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL STUDDARD AND ERIKA TUCKER STUDDARD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section One, Bluefield Square, of record in Plat 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 Marisa Biddle, a single woman by Warranty Deed from Rebekah Jean Miragliotta and Adam Lee Childress and Seth Lee Davidson and Rebekah Miragliotta, as executrix of the estate of Carolyn Ruth Tate of record in Instrument No. 20240401-0022404 Register's Office for Davidson County, Tennessee, dated March 29, 2024 and recorded on April 01, 2024.

Being the same property conveyed to Biddle Enterprises, Inc., a Tennessee Limited Liability Company by Quitclaim Deed from Marisa Biddle, a single woman of record in Instrument No. 20241014-0079229 Register's Office for Davidson County, Tennessee, dated August 26, 2024 and recorded on October 14, 2024.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 38, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5276, Page 248, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2601 Habersham Ave., Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 31st DAY OF OCTOBER, 2024.

Biddle Enterprises, Inc., a Tennessee Corporation

BY: Marisa Biddle
Marisa Biddle
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared MARISA BIDDLE, 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 the PRESIDENT of BIDDLE ENTERPRISES, INC., A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 31st of October, 2024.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 11/4/2024 (date of document).

Affiant Signature

11/4/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

