Karen Johnson Davidson County
Batch# 1226641 DEEDWARR
01/15/2025 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,333.85
20250115-0003280

WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/24/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0704

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nady Badia	US BANK NATIONAL ASSOCIATION	Map: 13607015900
(NAME) 112 Saxon Mist Dr	(NAME) 9380 Excelsior Blvd 3rd Floor	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Hopkins, MN 55343	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($360,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

SHARON GAIL BIFFLE, NOW KNOWN AS SHARON GAIL BIFFLE CUNNINGHAM, MARRIED,

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NADY BADIA, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A 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. 286, as shown on the map entitled the Plan of Priest Lake Park, Section 5, of record in Book 4460, pages 174, 175 and 176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WALTER CRAIG BIFFLE AND WIFE, EARLINE BIFFLE, by deed from JOHN L. WIGGINS AND WIFE, ROSE E. WIGGINS, of record in Book 5538, page 832, dated

November 29, 1979, said Register's Office. WALTER CRAIG BIFFLE having since died on or about February 4, 2018 leaving EARLINE BIFFLE as surviving tenant by the entirety. EARLINE BIFFLE also known as EARLINE H. BIFFLE having since died testate on or about May 30, 2020. Pursuant to the Last Will and Testament of EARLINE H. BIFFLE in The Seventh Circuit Court (Probate Division), Davidson County, Tennessee, Case No. 20P2022, said property was devised to DARRYL SHANE BIFFLE AND SHARON GAIL BIFFLE CUNNIGHAM.

Being the same property conveyed to DARRYL SHANE BIFFLE, AS TO A LIFE ESTATE AND SHARON GAIL BIFFLE CUNNINGHAM, by deed from JOHN R. REYNOLDS, TRUSTEE, of record in Instrument No. 20201230-0154743, dated December 30, 2020, as corrected in quitclaim deed Instrument No. 20221229-0133548, dated December 29, 2022, said Register's Office. DARRYL SHANE BIFFLE having since died intestate on or about April 23, 2024 thereby extinguishing his life estate.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4460, Page 174-176, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 4698, Page 969, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 112 Saxon Mist Dr, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this 8th day of January, 2025.

Sharon Gail Biffle Cunningham
SHARON GAIL BIFFLE CUNNINGHAM

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SHARON GAIL BIFFLE CUNNINGHAM**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 8th day of January, 2025.

My Commission Expires: 2-7-2029

Notary Public

NICIA TRAVIS
Notary Public - Arkansas
Pulaski County
Commission 12706711
My Commission Expires Feb 7, 2029

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 January 10, 2024

Jennifer Chandler-Cole

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date January 10, 2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on January 10, 2024

Tuwana J. Bryant

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026