WARRANTY DEED

Karen Johnson Davidson County
Batch# 1402184 DEEDWARR
04/06/2026 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20260406-0027416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2028

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justice Loyd West	SAME	084-07-0-042.00
(NAME)	(NAME)	
2745 Windemere Drive		
(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 considerations, the receipt of which is hereby acknowledged, I/we Julia B Saunders, trustee of The Biffle Family Trust dated April 11, 2022, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Justice Loyd West and Jessica Brooke West, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, 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. 104, on the Plan of Sunny Acres, Section III, of record in Book 2663, Page 92, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to James W. Biffle, Sr. and wife, Shirley F. Biffle by Warranty Deed from Jane H. Hibler, a widow, dated 05/23/1969, of record in Book 4335, Page 847, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Julia B. Saunders, Trustee of the Biffle Family Trust dated April 11, 2022 by Quitclaim Deed from James Walter Biffle, Sr. and wife, Shirley F. Biffle, dated 04/11/2022, of record in Instrument No. 20220523-0059741, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2745 Windemere Drive, Nashville, TN 37214
(House Number) (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(S), his/her/their 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), his/her/their 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.

Effective the 1st day of April, 2026.

THE BIFFLE FAMILY TRUST

Julia B. Saunders

Julia B. Saunders, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia B Saunders, trustee of the Biffle Family Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1st day of April, 2026.

Tracey Trumphour

Notary Public:
My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 4/1/26 (date of document)

Affiant Signature

4/2/26

Date

State Of TN

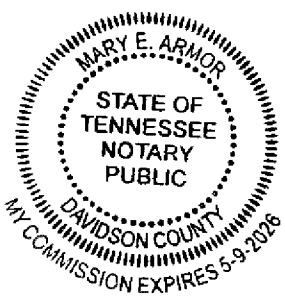
County of Davidson

Sworn and subscribed before me this 2 day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL



202604060027416