Karen Johnson Davidson County
Batch# 451982 DEEDWARR
08/06/2020 11:26:09 AM 3 pgs
Fees: $18.00 Taxes: $850.63
20200806-0087485

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 5 day of August , A.D., 20 20 , by and between

Sean K. Bedingfield and Shayna K. Bedingfield Married to each other

First Parties, and

Jason C. Fishpaw, an unmarried man and Brittany Hannah, an unmarried woman, as tenants in common with rights of survivorship

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Unit No. 169 on the Plan of Riverbridge Community, a Planned Unit Development, of record as Instrument No. 20030213-0019999, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property to Sean K. Bedingfield and Shayna K. Bedingfield, married by Deed dated July 17, 2017 from Ken C. Karger, a single man, recorded July 19, 2017, in Instrument Number 20170719-0073001, in the Official Records of Davidson County, Tennessee.

OWNER:
Jason C. Fishpaw and Brittany Hannah
3435 Harpeth Springs Drive
Nashville, TN 37221

RESPONSIBLE TAXPAYER:
CapStar Bank
2002 Richard Jones Rd., Ste 300A
Nashville, TN 37215

Map and Parcel: 141060D-169.00CO
CLT # 141060D16900CO

MR-BR-8452197

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

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 said First Parties hereunder set their hands and seals the day and year first above written.

× _____
Sean K. Bedingfield

× _____
Shayna K. Bedingfield

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Sean K. Bedingfield and Shayna K. Bedingfield Married to each other, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2020.

✓ _____
Notary Public

My Commission Expires: ✓ July 9, 2022

DEMETRIONA ESAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2022

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration of this transaction is $ 229,900.00.

Affiant

STATE OF TN, COUNTY OF Davidson

Subscribed and sworn before me this the 5th day of August, 20 20.

Signature of Notary Public

Notary Seal

Tammy D. Mellons
Printed Name of Notary Public

[redacted] 1/8/2024
Commission Expiration

TAMMY D MELLONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY