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**ADDRESS NEW OWNER:**
**JERRY LEE BEDWELL**
**2433 Pleasant Springs Lane**
**Hermitage, TN 37076**

**SEND TAX BILL TO:**
**SAME**

**MAP & PARCEL**
**064160D1600CO**

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Karen Johnson Davidson County
Batch# 835138 DEEDQC
04/06/2022 09:22:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220406-0039593

This Instrument Prepared By:
**PAULA OGLE BLAIR, ATTORNEY AT LAW**
211 Donelson Pike, Suite 214, Nashville, Tennessee 37
FROM INFORMATION BY OTHERS

# QUIT CLAIM DEED

For the purpose of an equitable division of the marital estate and pursuant to the terms of the Final Decree in the Third Circuit Court for Davidson County, Tennessee bearing Docket No. 20D-321 and styled Robin Denise Bedwell v. Jerry Lee Bedwell, I, Robin Denise Bedwell, by these presents do hereby quitclaim and convey unto, Jerry Lee Bedwell, his successors and assigns, all right, title, and interest in and to the following described tract of land; to wit:

Land in Davidson County, Tennessee, being all of Lot No. 310 on the Plan of Section Three, Truxton Park, RIO Cluster Lot Subdivision, of record in Plat Instrument No. 20011024-0116272, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description,

Being the same property conveyed to Douglas Waller and Shearin Waller, husband and wife by Warranty Deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation, dated 08/27/2002, recorded 08/30/2002, of record in Instrument No. 20020830-0105222, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat instrument No. 20011024-0116272; Covenants, conditions, easements and restrictions of record in Instrument No. 20001030-0107559, Second Supplementary Declaration of record in Instrument NO. 20020123-0009419, By-Laws of record in Instrument NO. 200011010108604; Easement of record in Book 4910, Page 838; Easement contained in Warranty Deed of record in Book 5699, Page 535; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001208-0121300; Stormwater Detention Agreement of record in Instrument No. 20020528-0064319', Quitclaim Deed of record in Instrument No. 20050311-0027266; Charter of Truxton Park Homeowners Association Inc., of record in Instrument No. 20001101-0108603, in the Register's Office for Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

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**STATE OF ~~TENNESSEE~~** Kentucky )
**COUNTY OF ~~DAVIDSON~~** Boone)

The actual consideration is the and other good and valuable consideration.

Personally, appeared before me this 1 day of April, 2022

Bargainor

NOTARY PUBLIC

My Commission Expires: 05/16/2025

COMMONWEALTH OF KENTUCKY

CHRISTINE C. HEARN
Notary Public, State at Large, Kentucky
My Commission Expires 5/16/2025
ID KYNP27886

Being the same property conveyed to Jerry and Robin Bedwell, husband and wife by Warranty Deed from Douglas Waller and Shearin Waller, husband and wife, dated 07/17/2018, recorded on July 19, 2018.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Robin Denise Bedwell and Robin Bedwell are one and the same.

Jerry Lee Bedwell and Jerry Bedwell are one and the same.

Witness my hand this 1 day of April, 2022

Robin Denise Bedwell

**Robin Denise Bedwell**

**STATE OF** Kentucky )
**COUNTY OF** Boone )

Personally, appeared before me, Christine C. Hearn, a Notary Public in and for said County and State, the within named Robin Denise Bedwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Boone, Kentucky, this 1st day of April, 2022

Christine C. Hearn
NOTARY PUBLIC

MY COMMISSION EXPIRES: 05/16/2025



COMMONWEALTH OF KENTUCKY
CHRISTINE C. HEARN
Notary Public, State at Large, Kentucky
My Commission Expires 5/16/2025
ID KYNP27886