Karen Johnson Davidson County
Batch# 884493 DEEDQC
07/06/2022 11:13:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220706-0077826

Dear Davidson County Register of Deeds

RE: 2433 Pleasant Springs Lane, Hermitage, TN 37076-5300

FROM: Jerry Bedwell, unmarried, and Robin Bedwell, unmarried, who acquired title as husband and wife

TO: Jerry Bedwell, unmarried

Assessor's Parcel Number: 064160D16200CO

PROPERTY TYPE:

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	AGRICULTURAL	INSTITUTIONAL/ MISCELLANEOUS	GOVERNMENT	VACANT	ACREAGE	TIME-SHARE
X								

CONSIDERATION: ZERO DOLLARS ($0.00)

CONVEYANCE TAX (0.37 PER $100 ROUNDED UP): $ 0.00

DEED RECORDING : 6 pages *$5.00 per page (Minimum $10.00): $ 30.00

COMPUTER FUND: $ 2.00

PROBATE FEE (Collected only when State Tax is paid): $ 0.00

TOTAL RECORDING FEES: $ 32.00

DR1 70970036QC101010107

202207060077826

****

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
JERRY LEE BEDWELL	SAME	064160D1600CO
2433 Pleasant Springs Lane		
Hermitage, TN 37076		

****

This Instrument Prepared By:
PAULA OGLE BLAIR, ATTORNEY AT LAW
211 Donelson Pike, Suite 214, Nashville, Tennessee 37214
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.

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 28th day of August, 2021

Robin Denise Bedwell

STATE OF Kentucky)
COUNTY OF Boone)

Personally, appeared before me, Christine Cuttearn, 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 Florence, Kentucky, this 28th day of August, 2021

NOTARY PUBLIC

MY COMMISSION EXPIRES: 05/16/2025

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

Jerry Bedwell (SEAL)

STATE OF Texas

COUNTY Tarrant, to wit:

Personally appeared before me, a Notary Public of said county and State, **Jerry Bedwell**, the within named grantor(s), with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that such person (or persons) executed this instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

TERRIQUE HANDY
Notary ID #132929349
My Commission Expires
February 17, 2025

Name: Terrique Handy

Commission Expiration Date: 02-17-2025

DR1 70970036QC101010407

202207060077826

AFFIDAVIT OF CONSIDERATION

STATE OF ~~TENNESSEE~~ Texas @
COUNTY OF Tarrant to wit:

I hereby swear or affirm that the actual consideration for this transfer is ZERO DOLLARS ($0.00).

_____(SEAL)
Affiant

Subscribed and sworn to before me on this the 04 **day of** October, 2021.

_____
Notary Public

TERRIQUE HANDY
Notary ID #132929349
My Commission Expires
February 17, 2025

NAME: Terrique Handy

My Commission Expires: 02-17-2025

DR1 70970036QC101010607

202207060077826

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 064160D16200CO

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 310 ON THE PLAN OF SECTION THREE, TRUXTON PARK, R10 CLUSTER LOT SUBDIVISION, OF RECORD IN PLAT INSTRUMENT NO. 20011024-0116272, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Commonly known as: 2433 Pleasant Springs Ln, Hermitage, TN 37076-5300

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Jerry Bedwell unmarried man, by deed dated August 28, 2021 of record in Deed Book Page Instrument number, in the County Clerk's Office recorded herewith

Tennessee Certification of Electronic Document

I, Breeanna Espinosa, 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 8/28/2021 (date of document).

Affiant Signature

02/17/2022
Date

State of Arizona

County of Maricopa

Sworn to and subscribed before me this 17 day of February, 2022.

Notary's Signature TYLER FIORE

MY COMMISSION EXPIRES: 8/12/2025

NOTARY'S SEAL

TYLER FIORE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 612496
Expires August 12, 2025