Karen Johnson Davidson County
Batch# 897220 DEEDWARR
08/02/2022 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20220802-0087677

WARRANTY DEED

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie A. Small and Dylan T. Bogusz	LoanDepot.Com, LLC	064160D16200CO
(NAME)	(NAME)	
2433 Pleasant Springs Ln	26642 Towne Centre Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Foothill Ranch, CA 92610	
(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 Jerry Lee Bedwell, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Stephanie A. Small, an unmarried woman, and Dylan T. Bogusz, an unmarried man, as tenants in common with rights of survivorship, 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 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 here made for a more complete and accurate description.

Being the same property conveyed to Jerry Bedwell and Robin Bedwell, husband and wife by Warranty Deed from Douglas Waller and Shearin Waller, husband and wife, dated 07/17/2018 and recorded 07/19/2018, of record in Instrument 201807190070556, Register's Office for Davidson County, Tennessee.

Final Decree of Divorce filed on 08/25/2021, of record in Docket No. 20D-321, with the Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Jerry Lee Bedwell by Quitclaim Deed from Robin Denise Bedwell, dated 04/01/2022 and recorded 04/06/2022, of record in Instrument 202204060039593, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry Bedwell, unmarried by Quitclaim Deed from Jerry Bedwell, unmarried, and Robin Bedwell, unmarried, who acquired title as husband and wife, dated 08/28/2021 and recorded 07/06/2022, of record in Instrument 202207060077826, 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.

unimproved ☐

This is improved ☒ 2433 Pleasant Springs Ln, Hermitage, TN 37076

(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 28 day of July, 2022.

Jerry Lee Bedwell

State of NY
County of Erie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Lee Bedwell, 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 28th day of July, 2022.

Notary Public:
My Commission Expires: March 9 2023

Stephen B. Staebell
Notary Public, State of New York
No. 01ST6320517
Qualified in Erie County
Commission Expires March 9, 2023

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby do hereby make oath that I am a licensed attorney and/or 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 7-28-2022.

Brenda Shelby
Affiant
Date: 8-1-2022

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 1 day of August, 2022

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024