Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $505,000.00.

Affiant

Subscribed and sworn to before me this 24th day of June, 2024.

Notary Public
My Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Karen Johnson Davidson County
Batch# 1151055 DEEDWARR
06/26/2024 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20240626-0047842

File No.: 2024-923

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sarah Elizabeth Baker and Daniel Jeffery Bedore	New Owner	
3363 Mimosa Dr. Nashville, TN 37211		133-07-0-175.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ashley L. Kohorst, an unmarried woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Daniel Jeffery Bedore, a widower and Sarah Elizabeth Baker, an unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Glencoe Acres, Section I of record in Plat Book 1835, Page 136 though 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley Kohorst, an unmarried woman by Warranty Deed from Cindy Jean Rough k/n/a Cindy Jean Rough Herbert, and husband William C. Herbert of record in Instrument No. 20160404-0032065 Register's Office for Davidson County, Tennessee, dated April 01, 2016 and recorded on April 04, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is _X_ improved _____unimproved property and the address of the herein described property is believed to be 3363 Mimosa Drive, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hands this 24th day of June, 2024.

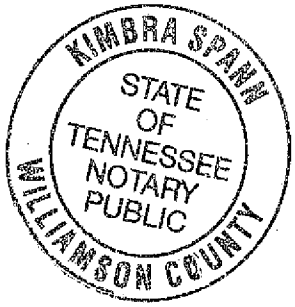
Ashley L. Kohorst

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24th day of June, 2024, before me personally appeared Ashley L. Kohorst, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of June, 2024.

Notary Signature
My commission expires: 1/17/2027



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 June 24, 24 (date of document).

Jennifer L. Pennell

June 25, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 25 day of June, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

