Karen Johnson Davidson County
Batch# 1155830 DEEDQC
07/09/2024 03:32:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240709-0051496

PREPARED BY:

Andrew J. Bellm, Esq.
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NASHVILLE, TN 37201
615.244.4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, July 9, 2024.

Notary Public

My Commission Expires: 5/3/27

ANDREW J. BELLM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

New Owner Address:
Richard Gerald Bixenman and
Tara-Lynne Bixenman, Co-Trustees
13 Harbor Cove Drive
Old Hickory, TN 37138

Send Tax Bills To:
Same

Map-Parcel Number:
054 14 0A 004.00

Richard G. Bixenman and Tara Lynne Bixenman, husband and wife (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Richard Gerald Bixenman and Tara-Lynne Bixenman, Co-Trustees of The Bixenman Family Trust, dated July 9, 2024** (collectively, "Grantee"), all right, title and interest of Grantor in and to that certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A.

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

<Signature page to follow.>

WITNESS my hand on this day, July 9, 2024.

Richard G. Bixenman

Tara Lynne Bixenman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard G. Bixenman** and **Tara Lynne Bixenman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument as their free act and deed and for the purposes therein contained.

WITNESS my hand and official seal on this day, July 9, 2024.

Notary Public

My Commission Expires: 5/3/27

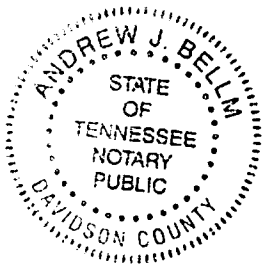


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 4, PLAN OF BRANDYWINE HARBOR, as shown on plat of record in Plat Book 11700, page 38, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard G. Bixenman and Tara Lynne Bixenman, husband and wife, from Terry Hill and Mary Hill, by warranty deed of record in Instrument No. 20130517-0050078, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANDYWINE HARBOR, as recorded in Plat Book 11700, Page(s) 38, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11704, Page 356 and Instrument Nos. 20061019-0129781, 20070119-0007855 and 20070824-0101934, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter recorded at Instrument No. 20000118-0005534.

The description is the same as that used in the last deed prior to this transaction.

This is improved property commonly known as 13 Harbor Cove Drive, Old Hickory, TN 37138.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 July 9, 2024.

Affiant Signature

Date: July 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lynne Jervis, a notary public for this county and state, Andrew J. Bellm who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal on this day, July 9, 2024.

Notary's Signature

My Commission Expires: 1-11-26

Notary's Seal

