WARRANTY DEED

Karen Johnson
Batch # 1227844
01/17/2025 09 38 27 AM
Fees $13 00 Taxes $780 70

Davidson County
DEEDWARR
2 pgs

20250117-0003898

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm Expires June 23, 2027

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO·
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Dennis Bedel and Edith Bedel	Dennis Bedel and Edith Bedel	15-71
(NAME)	7473 (NAME)	
7445 Wilkinson Road	~~7445 W~~ilkinson Road	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Joelton, TN 37080	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20250042

For and 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, I/we, **Joshua H. Rector** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Dennis Bedel and Edith Bedel**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows

Beginning at an iron pin in the center of the Old Wilkinson Road, thence N 01°W 1 60 poles to a point in the center of the new Pike, thence with the center of the said Pike, N 14¾° E 12 poles, thence N 26½° E 12 poles to an iron pin in center of said road, thence N 80¼° W 13 08 poles to an iron pin; thence S 19¾° W 24 92 poles (erroneously referenced as 19¾° E 24 92 poles in prior deed) to an iron pin, thence S 80¼° E 13 08 poles to the beginning, containing 2 acres, more or less

BEING a portion of the same property conveyed to Joshua H Rector, a married man, by Warranty Deed from Vicky Dorris, Personal Representative of the Estate of Betty Jo True, dated 05/28/2024 and filed of record in Instrument No. 20240529-0039696, Register's Office for Davidson County, Tennessee

Unimproved ☐

This is improved ☒ property, known as 7445 Wilkinson Road, Joelton, TN 37080
(House No) (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 GRANTEES, their heirs and assigns forever, and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 15th day of January, 2025

Joshua H Rector

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Joshua H Rector, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 16th of January, 2025

Notary Public
My Commission Expires

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Comm Expires
June 23, 2027