Karen Johnson Davidson County
Batch# 1278494 DEEDQC
05/28/2025 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250528-0041874

PREPARED BY:

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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, May 28, 2025.

Notary Public

My Commission Expires: _____

ELAHEH ZIGLARI WILES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 11/25/2028

New Owner Address:
Bearden Family Trust
604 Sweetwater Circle
Old Hickory, TN 37138

Send Tax Bills To:
Same

Map-Parcel Number:
064 15 0A 028.00

QUITCLAIM DEED

Leslie C. Bearden, an unmarried woman ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Bearden Family Trust**, dated May 28, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **May 28, 2025**.

Leslie C. Bearden

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Leslie C. Bearden**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, May 28, 2025.

Notary Public

My Commission Expires: _____

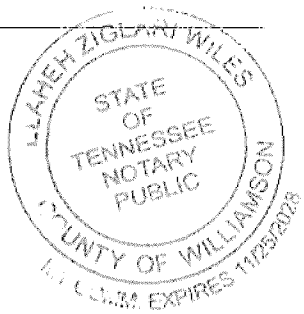


EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Revision One, Section One, Plantation Walk, R8 and R20 Residential P.U.D of record in Plat Book 7900, Page 697, and as corrected in Book 9432, Page 449, 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 Leslie C. Bearden, an unmarried woman, from Michael P. Harrison, an unmarried man by deed of record in Instrument No. 20191001-0100048, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 604 Sweetwater Circle, Old Hickory, TN 37138.

CERTIFICATE OF AUTHENTICITY

I, Elaheh Z. Wiles, Esq., do hereby make oath that I am a licensed attorney and 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 May 28, 2025.

E Z Wiles

Affiant Signature

5/28/25

Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, May 28, 2025.

Notary Public

My Commission Expires: _____

HANNAH JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES OCTOBER 24, 2028