This Instrument Prepared By: Robin Kevin Mathis at 7473 Wilkinson Rd, Joelton, TN 37080, USA, Denise Edith Mathis at 7473 Wilkinson Rd, Joelton, TN 37080, USA

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT

Dennis Bedel, of 2021 Holmesburg Private Cir, Gallatin, TN 37066, USA and Edith Bedel, of 2021 Holmesburg Private Cir, Gallatin, TN 37066, USA, a married couple, (collectively the "Grantor"), for and in consideration of 212,243 70 Dollars, does hereby sell, remise, release, and convey, as well as quitclaims, unto Robin Kevin Mathis, of 7473 Wilkinson Rd, Joelton, TN 37080, USA and Denise Edith Mathis, of 7473 Wilkinson Rd, Joelton, TN 37080, USA, a married couple, (collectively the "Grantee"), the following described real estate located in the county of Davidson, State of Tennessee:

7445 Wilkinson Road, Joelton, TN 37080.

Being all or part of the same property described in the County Register's Deed book 20250117-0003898, Page _____

~~TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property unto the Grantee, Grantee's heirs and assigns forever.~~ KM

SEE EXHIBIT A FOR LEGAL DESCRIPTION.

IN WITNESS WHEREOF the Grantor has executed this instrument this 1ST day of APRIL, 2025.

Signed in the presence of:

Mary Lesley Spray
Witness signature

Mary Lesley Spray
Witness name

Dennis Bedel - GRANTOR

Robin Kevin Mathis - GRANTEE

Edith Bedel - GRANTOR

DENISE MATHIS - GRANTEE

MARY LESLEY SPRAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Karen Johnson
Batch # 1278705
05/29/2025 11 53 14 AM
Fees $32 00 Taxes $0 00

Davidson County
DEEDQC
6 pgs

20250529-0042155

Spousal Acknowledgement

I, Edith Bedel of 2021 Holmesburg Private Cir, Gallatin, TN 37066, USA, spouse of Dennis Bedel, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Edith Bedel

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, Mary Lesley Spray, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Edith Bedel, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 1st day of April, 2025.

Mary Lesley Spray
Notary Public, the State of Tennessee

County of Robertson

My commission expires: 4-02-2027

MARY LESLEY SPRAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Spousal Acknowledgement

I, Dennis Bedel of 2021 Holmesburg Private Cir, Gallatin, TN 37066, USA, spouse of Edith Bedel, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: _____

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, Mary Lesley Spray, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Dennis Bedel, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 1st day of April, 2025

Mary Lesley Spray

Notary Public, the State of Tennessee

County of Robertson

My commission expires. 4-02-2027

MARY LESLEY SPRAY
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, Mary Lesley Spray, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Dennis Bedel, and Edith Bedel, known to me (or proven to me on the basis of satisfactory evidence) to be the persons described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 1st day of April, 2025.

Mary Lesley Spray
Notary Public, the State of Tennessee

County of Robertson

My commission expires: 4-07-2027



Register's Fee $ _____

Mail Tax Notice to: Robin Kevin Mathis, 7473 Wilkinson Rd, Joelton, TN 37080, USA, Denise Edith Mathis, 7473 Wilkinson Rd, Joelton, TN 37080, USA
Parcel Number· 01500007100

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
Robin Kevin Mathis, Affiant
Subscribed and sworn before me this the
29 Day of May, 2025.
J. Rivera, Deputy Register

EXHIBIT H

WARRANTY DEED

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)

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

Davidson County
DEEDWARR
2 pgs

20250117-0003898

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~~ Wilkinson 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