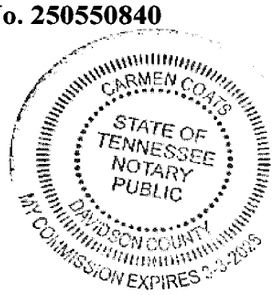
Karen Johnson Davidson County
Batch# 1281680 DEEDWARR
06/05/2025 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,417.10
20250605-0044235

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550840** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $383,000.00. Affiant Subscribed and sworn to before me, this 2nd day of June, 2025. Notary Public My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Fiona Doherty and Austin Wyckoff 57 Antioch Pike Nashville TN 37211	~~New Owner~~ c/o CROSS COUNTRY MORTGAGE, LLC 2160 SUPERIOR AVE CLEVELAND, OH 44114	Tax Parcel ID No. 133 04 0 018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tucker Graham Bedinger, Jr., a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fiona Doherty and Austin Wyckoff, joint tenancy with right of survivorship,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 224, as shown on the map entitled GLENCOE ACRES, SECTION II, of record as Plat Book 1835, pages 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tucker Graham Bedinger, Jr., a Single man, by Warranty Deed from Melissa G. Queen, of record in Instrument No. 20110328-0023860, in the Register's Office of Davidson County, Tennessee, dated March 25, 2011 and recorded on March 28, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLENCOE ACRES, SECTION II, as recorded in Plat Book 1835, Page(s) 136.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2088, Page 534; as amended in Book 2105, Page 633.

This is improved property located at 57 Antioch Pike Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2025.

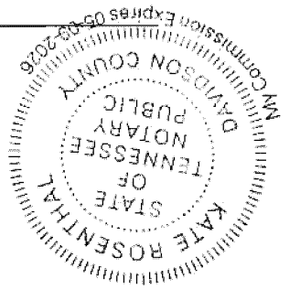
Tucker Graham Bedinger, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tucker Graham Bedinger, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2025.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 2. 2025.

Affiant Signature

5th day of June, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

