Karen Johnson Davidson County
Batch# 1311056 DEEDQC
08/15/2025 02:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250815-0065302

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is **$0**. Affiant Sworn to and subscribed before me this 12th day of August, 2025. Notary Public My Commission Expires: 06/26/2028 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).**

VANESSA DOLBERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-26-2028

QUITCLAIM DEED

THIS INDENTURE, made this 12th day of August, 2025, among:

LAURA HEDGES AND ROBERT HEDGES, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

LAURA HEDGES AND ROBERT HEDGES, TRUSTEES OF THE HEDGES FAMILY TRUST DATED AUGUST 12, 2025,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. A on the plan of Homes at 416 East Bend Drive, as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions of Homes at 416 East Bend Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200630-0070683, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Laura Hedges and Robert Hedges, husband and wife by Quitclaim Deed from Laura Yablecki and Robert Hedges, as joint tenants with rights of survivorship dated August 12, 2025, and recorded August 15, 2025 **at Instrument No.** 20250815-0065258, **in the Register's Office for Davidson County, Tennessee.**

This improved property is situated at 416 E Bend Drive Unit A, Nashville, TN 37209.

ROBERT HEDGES

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Robert Hedges**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of August, 2025.

Vanessa Dolberry, Notary Public
My Commission Expires: 06/26/2028

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

Owner Name & Property Address:

Laura Hedges and Robert Hedges, Trustees
Hedges Family Trust dated August 12, 2025
416 E Bend Drive Unit A
Nashville, TN 37209

Responsible Party For Taxes:

Laura Hedges and Robert Hedges, Trustees
Hedges Family Trust dated August 12, 2025
416 E Bend Drive Unit A
Nashville, TN 37209

Tax Map and Parcel: 091 13 4D 001.00

THIS DEED has been prepared solely upon information furnished by **Laura Hedges and Robert Hedges.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

LAURA HEDGES

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Laura Hedges**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of August, 2025.

Vanessa Dolberry, Notary Public
My Commission Expires: 06/26/2028

VANESSA DOLBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2028

Certificate of Authenticity

I, Trent Linville, 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 August 12, 2025.

Date

Affiant Signature

08/12/25

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 12 day of August, 2025.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

