Karen Johnson Davidson County
Batch# 1316870 DEEDQC
09/02/2025 10:08:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250902-0069845

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
this 2 day of September, 2025.

NOTARY PUBLIC
Commission Expires: 7/26/29

ADDRESS OF NEW OWNER:
Benjamin P. Bledsoe *et. ux.*
972 Fann Road
Nolensville, TN 37135

SEND TAX BILLS TO:
Owner

Map/Parcel 187 78 P/O

QUITCLAIM DEED

In consideration of $1.00, and other good and valuable consideration, the receipt thereof which is hereby acknowledged, **Donnie J. Bledsoe and wife, Trudy M. Bledsoe ("Grantor")** hereby convey all of their right title and interest to the hereinafter described property to **Benjamin P. Bledsoe and wife, Dayrin R. Bledsoe**, their heirs, successors and assigns. Said property conveyed herein is located in Davidson County, Tennessee and further described as follows:

Land in Davidson County, Tennessee being Unit No. 2 on the Plan of 368 Fann Road Residences as shown by Declaration of Covenants and Restrictions of record at Instrument No. 20250513-0037681 Register's Office for Davidson County, Tennessee as amended at Instrument No. 20250527-0041388 Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Donnie J. Bledsoe and wife, Tudy M. Bledsoe by deed of record in Instrument No. 20020801-0092414 Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

Witness our hand this 2 day of September, 2025.

Donnie J. Bledsoe

Trudy M. Bledsoe
Trudy M. Bledsoe

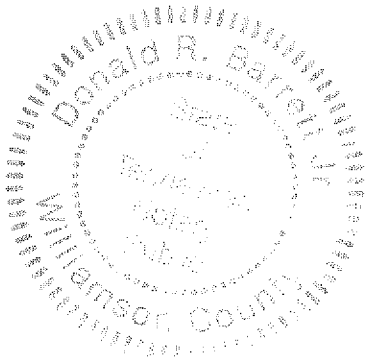
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Donnie J. Bledsoe and wife Trudy M. Bledsoe, with whom I am personally acquainted (or who proved himself on the basis of satisfactory evidence), and who acknowledged they executed the foregoing instrument for the purposes herein contained.

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

Notary Public

My Commission Expires: 9/25/29



CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 2nd day of September, 2025.

K. Thomas Sidwell
Date: 9/2/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 2nd day of September, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-01-26

