Prepared by, and after recording return to:
Senayit Matthew Bedard
772 Bradburn Village Way
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1324772 DEEDQC
09/22/2025 02:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250922-0075613

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OATH OF CONSIDERATION

I/we hereby swear or affirm that the actual consideration for this transfer is $0. The transfer is by a transferor of real estate to a revocable living trust created by the same transferor and is therefore not subject to recordation tax.

This 15 day of September, 2025.

Affiant

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Senayit Bedard a/k/a Senayit Matthew Bedard**, a single woman, hereinafter referred to as "Grantor", does hereby remise, release and forever quitclaim unto **Senayit Matthew Bedard**, Trustee and her successors in trust of the Senayit Matthew Bedard Revocable Living Trust dated 09/15/2025, hereinafter "Grantees", their successors and assigns forever, all of Grantors' rights in the following lands and property, together with all improvements located thereon, lying in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 213, on the plan of The Townhomes of Bradburn Village, Phase 2, Section 2, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20190605-0053811, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more. complete details of location and description of said lot.

Property Tax ID: 164-06-0B-213.00

Commonly Known As: 772 BRADBURN VILLAGE WAY, ANTIOCH, TN 37013

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The source of title in Grantor(s) is by Warranty Deed recorded in the office of the Register of Deeds of Davidson County, state of Tennessee: Instrument Number 20210719-0096177.

WITNESS Grantor(s) hand(s) this the 15 day of September, 2025.

Senayit Bedard a/k/a Senayit Matthew Bedard,
Grantor

State of Tennessee
County of Davidson

On this 15th day of September, 2025, before me personally appeared Senayit Bedard a/k/a Senayit Matthew Bedard, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 15th day of September, 2025.

Tanya Stafford
Notary's Signature

Seal

My commission expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Grantor(s) Name, Address, phone:
Senayit Bedard
772 Bradburn Village Way
Antioch, TN 37013

Grantee(s) Name, Address, phone:
Senayit Matthew Bedard
772 Bradburn Village Way
Antioch, TN 37013
SEND TAX STATEMENTS TO GRANTEE

Certificate of Authenticity

I, Senayit Bedard a/k/a Senayit Matthew Bedard, 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 09/15/2025.

SB a/k/a SM

Affiant Signature

09/15/2025

Date

State of Tennessee
County of Davidson

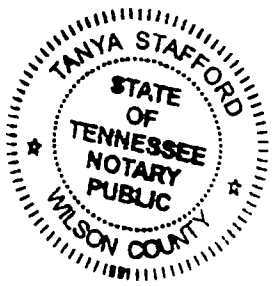
Sworn to and subscribed before me this 15th day of September, 2025.

Tanya Stafford

Notary's Signature

My Commission Expires: 1-5-2028

Notary's Seal (if on paper)



JURAT

State of Tennessee
County of Davidson } ss.

Subscribed and sworn to (or affirmed) before me this
15th day of September 2025 by
Date Month Year

Senayit Bedard a/k/a Senayit
Name of Signer No. 1 Matthew Bedard

N/A
Name of Signer No. 2 (if any)

Signature of Notary Public

Exp: 1-5-2028
Any Other Required Information
(Residence, Expiration Date, etc.)

TANYA STAFFORD
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit Claim Deed - Oath of Consideration
Document Date: 9-15-2025 Number of Pages: 3
Signer(s) Other Than Named Above: _____

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