File No: 2004253400
Grantor's Loan No. 2491792711

Karen Johnson Davidson County
Batch# 1338645 DEEDQC
10/27/2025 10:50:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20251027-0085127

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Mary Linden Bedne Salter A/K/A Mary Linden Salter, 6649 Sugar Valley Dr, Nashville, TN 37211

Exempt: Section 67-4-409(a)(1)(D): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(1)(D) no transfer tax is due.

Tax Parcel Number: 181 01 0A 012.00

QUITCLAIM DEED

Mary Linden Bedne Salter A/K/A Mary Linden Salter and **Fabian Bedne,** wife and husband ("Grantor"), of **6649 Sugar Valley Dr, Nashville, TN 37211**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Mary Linden Bedne Salter A/K/A Mary Linden Salter,** a married woman ("Grantee"), whose tax mailing address is **6649 Sugar Valley Dr, Nashville, TN 37211,** with quitclaim covenants, his/her/their interest in the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

BEING LOT NO. 12 ON THE PLAN OF SUGAR VALLEY, SECTION ONE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 9700, PAGES 709-711, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Assessor's Parcel No: 181 01 0A 012.00

Property Address is: 6649 Sugar Valley Dr, Nashville, TN 37211

BEING THE SAME PROPERTY CONVEYED TO FABIAN BEDNE AND MARY LINDEN BEDNE SALTER A/K/A MARY LINDEN SALTER, HUSBAND AND WIFE, FROM RICKY D. ROBINSON, UNMARRIED, DATED 04/21/2006, RECORDED 04/26/2006, DEED INSTRUMENT NO. 20060426- 0047701, COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on October 20, 2025:

Mary Linden Bedne Salter A/K/A
Mary Linden Salter

Fabian Bedne

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Mary Linden Bedne Salter A/K/A Mary Linden Salter** and **Fabian Bedne**, personally known to me, or has produced Driver's License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 20th day of October, 2025.

Notary Public

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-21-2029

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me on this the 30th day of October, 2025.

Notary Public

My Commission Expires: 4/21/2029

SEAL

JONATHAN M CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-21-2029

Tennessee Certification of Electronic Document

I, Amy Cox, 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 10/20/2025 (date of document).

Affiant Signature

10/24/2025
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24 day of OCTOBER, 2025.

Beth Ann Henderson Notary's Signature

MY COMMISSION EXPIRES 05/23/2029

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA - NOTARY SEAL
Beth Ann Henderson, Notary Public
Allegheny County
My Commission Expires 5/23/2029
Commission # 1069923