Karen Johnson Davidson County
Batch# 1345710 DEEDQC
11/13/2025 11:41:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251113-0090488

THIS INSTRUMENT WAS PREPARED BY: **Signature Title Services, LLC** **1517 Hunt Club Blvd., Ste 100** **Gallatin, TN 37066** THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $0.00. AFFIANT SUBSCRIBED AND SWORN TO BE ME, THIS 10th DAY OF November 2025. NOTARY PUBLIC MY COMMISSION EXPIRES: 8/1/28

LINDSEY BOSWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner:
Afton Hedger
Terrell V. Hedger
808 Chandler Grove
Hermitage, TN 37076

Send Tax Bill To:
New Owner

Map/Parcel Numbers:
076090A00400CO

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Afton Hedger, married,** herein called "GRANTOR", by these presents, does hereby quitclaim and convey unto **Afton Hedger and spouse, Terrell V. Hedger** herein called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4, Plan of Chandler Grove, of record in Book 7900, Page 802, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Afton Hedger, married, by Warranty Deed from Nathan Amon, unmarried, dated September 21, 2024, of record in Instrument No. 20241007-0077430, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved property known as 808 Chandler Grove, Hermitage, TN 37076.

WITNESS our hands this 10th day of November, 2025.

Afton Hedger

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Afton Hedger, the within named bargainor, 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 this 10th day of November, 2025.

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/08/2029
DAVIDSON COUNTY

Notary Public

My commission expires: 5/8/29

Tennessee Certification of Electronic Document

I, Debra Paulsson, 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 11/10/25 (date of document).

D L Paulsson
Affiant Signature

11/13/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of November 2025.

Jennifer Russell
Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

