8877

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1385049 DEEDWARR
02/24/2026 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260224-0014735

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF February, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Justin Bedore and Bryan David Bedore	Justin Bedore and Bryan David Bedore	141-03-0C-011.00-CO
(NAME) 2224 Belle Creek Way	(NAME) 2224 Belle Creek Way	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Lindsey Francis Hamilton A/K/A Lindsey Francis Mattingly, a single woman, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Justin Bedore, a single man, and Bryan David Bedore, a married man, as tenants in common with right of survivorship , "the Grantee," the following described real estate in Davidson County, Tennessee:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Unit No. 11, Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Declaration established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180417-0036143, Depiction of Property attached as Exhibit "A-1", Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as Exhibit "B". Said Unit being Depicted on Exhibit "A-1", of said Declaration, Register's Office for Davidson, Tennessee.

Being the same property conveyed to Lindsey Francis Mattingly and Paul Mattingly, wife and husband by Warranty Deed from Brendan D, O'Keefe, a married man of record in Instrument No. 20201228-0153709 Register's Office for Davidson County, Tennessee,

The said Lindsey Francis Mattingly and Paul Mattingly having since divorced per Final Decree of Divorce of record in Docket No. 20D-1977 in the Third Circuit Court of Davidson County Tennessee

Being the same property conveyed to Lindsey Francis Mattingly, A single woman by Quitclaim Deed from Paul Mattingly, A single man of record in Instrument No. 20210816-0110465 Register's Office for Davidson County, Tennessee, dated August 13, 2021 and recorded on August 16, 2021.

Lindsey Francis Mattingly and Lindsey Francis Hamilton being one in the same.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record: and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 2224 Belle Creek Way, Nashville, TN 37221

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11TH day of FEB, 2026.

Lindsey Francis Hamilton AKA

Lindsey Francis Mattingly

Lindsey Francis Hamilton A/K/A Lindsey Francis Mattingly

STATE OF TENNESSEE
COUNTY OF Montgomery

On this 11th day of February, 2026, before me personally appeared Lindsey Francis Hamilton A/K/A Lindsey Francis Mattingly, 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's (or persons') free act and deed.

Witness my hand, at office, this 11th day of February, 2026.

Notary Signature
My commission expires: 03-21-2029

CARRIE MEREDITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Anthony N. Greco, 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 the 11th day of February, 2026.

2/11/2026

Anthony N. Greco, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 11th day of February, 2026

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027