This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25305-AP

Karen Johnson Davidson County
Batch# 1385153 DEEDWARR
02/25/2026 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260225-0014900

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~transfer is~~ $340,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 24th day of February, 2026.

Notary Public
My Commission Expires: 3.21.2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
D & N Beshears Revocable Living Trust dated July 23, 2025 201 Chapmansboro Road Ashland City, TN 37015	New Owner	173-04-0A-159-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jeffrey Harper and Maria Nicole Bedolla, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joe Don Beshears and Norma J. Beshears, Trustees of D & N Beshears Revocable Living Trust dated July 23, 2025**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 159, Plan of Phase 1, Oak Highlands, as the same appears on survey and plat of record in Book 6900, pages 432-435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Jeffrey Harper, an unmarried man and Maria Nicole Bedolla, an unmarried woman, as joint tenants with right of survivorship by Quitclaim Deed from Jeffrey Harper, an unmarried man, dated November 17, 2021, recorded January 14, 2022, of record in Instrument No. 20220114-0006080, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey Harper, a single man by Warranty Deed from Yasmin Dohuky and Evar Dohuky, wife and husband, dated August 1, 2018, recorded August 6, 2018, of record in Instrument No. 20180806-0076977, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4945 Alexis Drive, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of February, 2026.

GRANTOR:

Jeffrey Harper

Maria Nicole Bedolla

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeffrey Harper, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of February, 2026.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maria Nicole Bedolla, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

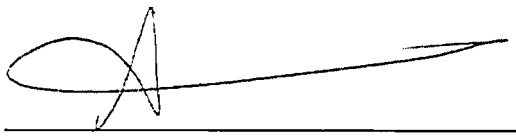
WITNESS my hand and seal at office this 23rd day of February, 2026.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/30

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 2-25-2025.



Affiant Signature — Date: 2-25-2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2-25-2025.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal